LAND USE BOARD

BOROUGH OF ALLENDALE

500 West Crescent Avenue

Allendale, New Jersey 07401

A Regular Meeting of the Allendale Land Use Board was held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on February 14, 2022. The meeting was called to order at 7:33 PM by Chairman Quinn who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Quinn led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Secretary Daloisio

Board Member Davis

Board Member Kistner

Board Member Lovisolo

Board Member Yaccarino

Vice Chairman Sirico

Chairman Quinn

Alternate Forbes

**ABSENT**:

Board Member Bergen

Mayor Bernstein

Alternate Putrino

The following individuals were also present:

Board Attorney, Chris C. Botta, Esquire

Board Engineer, Michael Vreeland

Land Use Administrator, Linda Garofalo

Board Planner, Ed Snieckus

**APPROVAL OF MINUTES**

Motion by Secretary Daloisio, seconded by Board Member Kistner that the Minutes of the January 19, 2022 Land Use Board Meeting were approved. There was no discussion.

On a roll call, the vote was recorded as follows: Board Member Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Councilwoman Lovisolo, aye, Board Member Yaccarino – aye, Vice Chairman Sirico - aye, Chairman Quinn – aye, Alternate Forbes – aye.

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**PUBLIC HEARINGS:**

Application File No: LUB 2022-02

Applicant: ABC Vault Partners, LLC

Address: 22 Maple Street, Allendale, NJ 07401

Block: 1808 Lot 2

Proposed: Two-Story Apartment Building – 6 one bedroom units. Preliminary & Final Site Plan approval; Use variance relief pursuant to 40:55D-70 (d) et. seq; Bulk Variance relief pursuant to 40:55D-70© et. seq.; Design Waivers. The applicant seeks to convert an existing bank drive up facility into a two story, six – unit residential apartment building, consisting of six one bedroom apartments.

**(carried from the meeting of January 19, 2022)**

Attorney Mr. Kelly stated he is here on behalf of ABC Vault Partners, LLC. We are seeking approval for six one bedroom apartment units. We would like to have the opportunity to carry this to the next LUB Meeting on Monday, March 14, 2022 to amend the plans and address the comments from the Borough’s professionals.

Chris Botta stated no new notice is required. This application is carried to the meeting of: **March 14, 2022 at 7:30 PM.**

Application File No: LUB 2022-01

Applicant: Paul Sprunk

Address: 78 Hamilton Street, Allendale, NJ 07401

Block: 1005 Lot: 12

Proposed: Construct a master bedroom over the existing garage with renovations to the second floor only. Pursuant to Sections 270-37(A) 2 and 270-64C (2)

**(carried from the meeting of December 15, 2021)**

**(carried from the meeting of January 19, 2022)**

Mr. Botta stated he has reviewed the public notice, mailings and taxes and this application is ready to proceed.

Mr. Sprunk was sworn in by Chris Botta.

Mr. Sprunk stated he lives on a cul-de-sac and at the end of the street next to where the new Borough Hall is going to be. There is a two car garage and we do not have a true master bedroom. When the prior owner built the garage, they went over a few inches into the side yard setback. We have an existing non-conformity and would like to build over the garage. It’s an angled piece of property. My plans include a new roof and new siding. I have a house on each side of me. The house to the left is closest. We’d like to add a bedroom, bathroom, and laundry room. Several people in my neighborhood have done this same thing.

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Chairman Quinn stated this is a C1 variance due to the shape of the property and where the house sits on the property.

Mr. Sprunk stated I think we are 12-24 inches over the limit.

Mr. Sprunk asked if the prior owner got a variance for the garage.

Chairman Quinn stated I’m not sure.

Mike Vreeland stated the existing dwelling encroaches 7 ½ feet on the side yard setback. The addition also triggers the enhanced setback requirements to 19.4 feet. The neighbor’s property is also oddly shaped. This is a hardship (C1) variance.

Chairman Quinn stated the resident’s house on Lot 25 is not close to this proposed construction.

Mr. Sprunk stated we plan on keeping the trees on the left side of the property as a buffer.

Secretary Daloisio asked how long have you lived in this house?

Mr. Sprunk stated since 2012.

Secretary Daloisio stated my lot is similar and I wanted to add a bedroom over the existing garage. I went to Ramsey to get the same variance due to conflict of interest with my service on the Allendale Land Use Board. It is up to the applicant to prove their hardship and Ramsey made me prove the hardship.

Chairman Quinn asked Mike Vreeland is there any detriment to the street side view?   
  
Mike Vreeland stated I don’t think so – there are no lights, there will be new siding and a new roof, all in neutral colors.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

Hearing and seeing none, he brought it back to the Board.

Vice Chairman Sirico stated there is a driveway extension to the left of the existing driveway. The plans are not depicted the same as it actually exists. The driveway extension to the left is an additional parking spot.

Mike Vreeland stated the Architect should revise the site plan on the cover sheet to show the existing driveway as it is today.

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Chairman Quinn stated this is a condition of approval.

Chris Botta stated the Architect should revise the cover sheet of the plans to reflect the parking area. This should be submitted at the time of applying for the Building Permits. The following

items need to be complied with: All escrow and permit fees shall be paid and the Architect is to revise the plans to reflect the actual driveway.

Chris Botta stated, I will make every effort to get the Resolution prepared for the next meeting on Wednesday, February 16, 2022.

Mr. Sprunk stated you all saw me on the Zoom LUB Meeting call last month and I apologize for my actions and behavior.

A motion to approve the application was made by Board Member Davis, seconded by Board Member Yaccarino. Roll Call: Board Member Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Councilwoman Lovisolo, aye, Board Member Yaccarino – aye, Vice Chairman Sirico - aye, Chairman Quinn – aye, Alternate Forbes – aye.

Mr. Botta stated this application will be memorialized at the February 16, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

**DISCUSSION:**

**OPEN TO THE PUBLIC FOR COMMENT:**

Chairman Quinn opened the meeting up to the public and closed the meeting to the public as there were no comments.

He stated next to Memorial Park, the new home on Park Avenue still has the barn standing. It’s supposed to come down as a condition of the Board’s approval of this application. I want to make sure it’s taken down.

Board Member Kistner stated he will have Mike Limatola, the Property Maintenance Office look into this.

Chris Botta stated regarding Park & Ivy, the applicant’s brief is due Friday. I have one month to respond. They have two weeks to reply. The hearing is in April.

Councilwoman Lovisolo stated at the LUB Committee Meeting the 5G Attorney has explained his role. We will have everything in place for the towers and make sure there’s no neon colors on them.

Chairman Quinn stated we have another LUB Meeting on Wednesday, February 16th, 2022.

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Mike Vreeland stated we are working with Suez on the purchase and issues related to the sale of the water utility. Councilwoman Liz Homan has reached out to Ed Snieckus to get some information.

Chris Botta stated the LUB will be involved with this matter in the future.

**ADJOURNMENT:**

On a motion by Secretary Daloisio, second by Board Member Kistner, with all members present voting in favor, the meeting was adjourned at 8:14 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo