

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 August 24, 2022. The meeting was called to order at 7:31 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:

Board Member Bergen
Secretary Daloisio
Board Member Kistner
Councilwoman Lovisolo
Board Member Yaccarino
Vice Chairman Sirico
Chairman Quinn
Alternate Forbes

ABSENT:

Mayor Bernstein
Alternate Putrino

The following individuals were also present:

Board Attorney, Chris Botta, Esq.
Board Engineer Michael Vreeland
Land Use Administrator, Linda Garofalo

APPROVAL OF MINUTES

Motion by Secretary Daloisio, seconded by Board Member Yaccarino, that the Minutes of the July 20, 2022 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Board Member Bergen – aye, Secretary Daloisio – 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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RESOLUTIONS:

Application 2022-15

Resolution No.: 22-20

Applicant: Steven Kang & Tatiana Litvinenko

Address: 137 Macintyre Lane, Allendale, NJ 07401

Block: 1407 Lot: 15

Proposed: Remove and replace non-conforming existing deck. Side yard setback variance – 270-64A(2)

A motion to adopt the resolution was made by Board Member Kistner, seconded by Board Member Bergen. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye.

Application File No: LUB 2022-14

Resolution No: 22-21

Applicant: Porcelanosa, Inc.

Address: 3 Pearl Court, Allendale, NJ 07401

Block: 601 Lot: 4.01

Proposed: Amended Minor Site Plan approval to install a loading door on the western portion of the building.

A motion to adopt the resolution was made by Secretary Daloisio – aye, seconded by Board Member Yaccarino. Roll Call: Board Member Bergen – aye, Secretary Daloisio, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye.

Application File No: LUB 2022-16

Resolution No: 22-22

Applicant: Larry & Casie Schifffenhaus

Address: 75 Harding Avenue

Block: 506 Lot: 4.01

Proposed: To construct a covered patio at the rear of the home. Rear yard setback variance - 270-57D

A motion to adopt the resolution was made by Board Member Yaccarino, seconded by Board Member Kistner. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye.

PUBLIC HEARINGS:

Application File No: LUB 2022-17

Applicant: Margaret Eske

Address: 14 Oakwood Road, Allendale, NJ 07401

Block: 2202 Lot: 1

Proposed: Addition to existing single family residence consisting of a new front porch and rear pergola. Pursuant to Section 270-51D

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

Mary Scro, Z Plus Architects, and Margaret Eske were sworn in by Chris Botta.

Exhibit A1- Mary Scro handed out an updated Zoning Information and Survey to the Board.

The applicant is doing an exterior renovation of the house and adding outdoor spaces. A front porch and a pergola in the rear of the home are being added. The home is on a corner lot. The house will be resided. A lot of the houses in the neighborhood have front porches. The home is not being overbuilt. The corner lot and two front yard setbacks are the hardship. The shrubs will be replaced. Covered front porches are a common request. The pergola does not require a variance.

Mike Vreeland stated there's a lot of houses in the area with front porches. This is an open structure. The Board may want to consider an additional Shade tree be added to the property.

Chairman Quinn asked if any trees are being removed?

Mrs. Scro stated no.

Mrs. Scro stated this is more like a patio we are not elevated and the porch is open to the view from the street.

Chairman Quinn asked for questions form the Board.

Chairman Quinn asked for questions form the public.

Seeing and hearing none, it was brought back to the Board.

Chris Botta stated the hardship is this is a slightly undersized property and it's on a corner. There will be no railing on the porch and it will remain at grade.

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

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Mr. Botta stated this application will be memorialized at the September 21, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

Application File No: LUB 2022-18
Applicant: Evan Karsch
Address: 37 Carteret Road, Allendale, NJ 07401
Block: 150 Lot: 21
Proposed: Second floor addition over existing garage. Pursuant to 270-64B(2)

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

Chris Botta stated we received the letters that were emailed from the neighbors stating that they were in favor of this application. These cannot be taken into consideration but we did see them.

John Buchholz, Architect, 123 Columbia Turnpike, Florham Park and Evan Karsch, the homeowner were both sworn in by Chris Botta.

Mr. Karsch stated last time we were here my wife was pregnant and we needed another bedroom. Recently she stated we have one boy on one side of the house and the other three boys on the other side. The house is non-conforming as it is. My neighbors are not concerned. This is a C1 variance.

Exhibit A1-the site plan with the plantings shown, dated July 26, 2022.

Exhibit A2-drawing A0- is the same plan as was submitted, but it is colorized, dated July 26, 2022.

The site is irregularly shaped. The addition is now above the garage. On the first floor we plan to add a pantry.

Mr. Buchholz stated stucco and hardy plank panels will be used on the exterior.

Chairman Quinn asked are the bedrooms to the left?

Mr. Buchholz stated yes.

Mr. Buchholz stated we are working on adding landscaping and not removing any trees.

Mr. Karsch stated we have permits for a pool house that have been approved. We haven't started work on this yet.

Councilwoman Lovisolo stated there's a section in the code about adding trees to the site.

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Mr. Karsch stated I plan on adding a lot of landscaping for privacy screening to block the pool. We are working on this.

Mr. Buchholz stated down lighting to be used for the exterior lighting. We are still working on this.

There is drainage on the site. A plot plan, soil movement, tree removal and As-Built to be submitted.

Mike Vreeland stated Mr. Buchholz has covered everything in my report.

Chairman Quinn asked for questions form the Board.

Chairman Quinn asked for questions form the public.

Seeing and hearing none, it was brought back to the Board.

Chris Botta stated the recommendations from Mike Vreeland (4.1 - 4.54) will be incorporated in the Resolution along with Resolution 21-12.

Chairman Quinn stated you have stated several times that things are being planned – Mike Vreeland, the Engineer needs to be worked with in the field.

Mr. Karsch stated lighting and plantings need to be finalized. The house and structure will be built as shown.

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

Mr. Botta stated this application will be memorialized at the September 21, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

DISCUSSION:

Introduction of Ordinance 22-13 – Amending the redevelopment plan for 220/230 W. Crescent Avenue.

Chris Botta stated I don't see anything inconsistent with the Master Plan. This is changing the Municipal facility to a Municipal Community facility.

Councilwoman Lovisolo stated they are still planning on coming before the LUB on September 21st, 2022. If anyone has any questions, feel free to contact Amy or Susanne.

Councilwoman Lovisolo stated I will not be here on Wednesday November 16, 2022. Several other members will be absent also due to the League of Municipalities Convention. Can we

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move the LUB Meeting to Monday night, November 14, 2022? All Board members present were in favor.

Councilwoman Lovisolo stated the Land Use Committee met last week. Trees are becoming an issue. Six trees are permitted to be removed per year. We are reviewing the penalties for exceeding the limit.

Chairman Quinn stated he has had discussions with Anthony Hackett recently. It is important that we not say to an applicant – “Why are you here?” It gets back to Anthony, we need to be aware of our comments during public hearings.

Mike Vreeland stated a lot of times renovations are minor, but still require a variance. We’ve had discussions with Mr. Karsch about his addition.

Secretary Daloisio stated usually we say something like, “explain why you’re here.”

OPEN TO THE PUBLIC FOR COMMENT: None

ADJOURNMENT:

On a motion by Board Member Kistner, second by Secretary Daloisio, with all members present voting in favor, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo