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 via teleconferencing on Go To Meeting due to the State of Emergency in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on April 19, 2021. The meeting was called to order at 7:36 pm by Chairman Quinn who read the Open Public Meetings Act statement and stated the requirements had been satisfied.

Chairman Quinn led those present in a salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Secretary Daloisio

Board Member Davis

Board Member Kistner

Board Member Lovisolo

Councilman Sasso

Vice Chairman Sirico

Mayor Bernstein

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**: Board Member Bergen

The following individuals were also present:

Board Attorney Christopher C. Botta, Esq.

Board Engineer Michael Vreeland

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Vice Chairman Sirico**,** second by Alternate Yaccarino that the Minutes of the March 17, 2021 Regular Land Use Board Meeting were approved. There was no discussion.

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

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**PUBLIC HEARING**

**Application File No: LUB 2021-06**

**Applicant: JDR Property Experts, LLC**

**Address: 848 W. Crescent Avenue, Allendale, NJ 07401**

**Block: 1501 Lot: 21**

**Proposed: Proposed two lot Minor Subdivision; renovate existing structure and**

**construct new one family structure; private access easement off E. Crescent Avenue**

Chris Botta stated I have reviewed the notice and the public notice was properly given in the Bergen Record and the individuals on the 200 foot list. The applicant can proceed tonight.

Mr. Alampi stated this is the first time I’m here in Allendale and happy to be here. The 200 foot list and notice has been updated to include Waldwick.

Our intention is to subdivide the property into two lots and demolish the existing structure. The house hasn’t been maintained for 25 years. Years ago there was an application (Concept review, not a formal application to subdivide the property) and it was a fiasco. I’ve read the Minutes and the application was withdrawn. Mr. Clare and his wife purchased the property. Our partner, who is the contractor, does a fine job with his homes. The property is unique and is accessed by a private driveway. The driveway starts on Lot 19 and then goes to Lot 21. Our plan is to modify that driveway and open it up. My clients purchased this property 10 months ago. We’ve shown all the neighbors what our proposal is. Years ago there was litigation over this driveway. We’ve spent many months reaching out to the community.

The variances are street frontage, minimum lot sizes, width of each lot, maximum coverage exceeded, side yard, accessory structure location (cabana and pool). Today I received your Planner’s report.

Dan LaMothe, Engineer, Lapatka Associates, 12 Rt. 17, Paramus was sworn in and his credentials accepted by Chris Botta.

Mr. LaMothe stated he has been to the property approximately 6 times. The lot is 240 x 220, totaling more than 1 acre. The site has a few old structures on it – a two story structure, a garage and a driveway. There are no drainage systems on the site. Behind us is Lot 22, which is a single family home.

Exhibit A1 – Engineering Plans and Subdivision Plans

Exhibit A2 – Colorized site plan dated December 3, 2020, revised January 11, 2021.

The dark green area is the proposed landscaping, the light green area is the lawn, white area is the driveway, brown is the proposed house, blue is the pools, and the small square is the service gate house.

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The dimensions of each – Lot 21, 103’ wide by 220’ deep. Lot 21.02 is 137’ wide by 220’ deep. The easement driveway is 12 feet wide. The driveway will be widened to 15 feet. We also propose an estate style fence around the entire property and a gated entry to Lot 21.

There will be a replacement wall 2 ½ feet high at the entrance to the driveway on Lot 19 at W. Crescent Avenue. The engineering improvements will be underground utilities and drainage retention systems. Currently there are no drainage improvements. 83 trees to be removed that are in poor condition.

Chairman Quinn asked for questions from the Board.

Board Member Lovisolo asked how do the neighbors in the back feel about the gate?

Mr. Alampi stated they are a supporter of this.

Alternate Yaccarino stated a lot of the trees are in disrepair, I visited the site today.

Board Member Kistner stated Mike Vreeland and I have had many opportunities to visit this site and we’ve noted that the trees are dangerous and in bad shape.

Secretary Daloisio asked what is the need to split this into two lots?

Mr. Alampi stated it would be difficult to remove one house and replace it. The neighbors are happy about the proposal and it is a benefit to the community. This would look better than building one large house. This is a unique property.

Alternate Yaccarino asked can you advise who is responsible for the driveway.

Mr. Alampi stated the neighbors and these owners are responsible for it.

Mayor Bernstein stated the Engineer and Architect are here but your Planner is not here, is this correct?

Mr. Alampi stated yes and they would have a planner present testimony at a future meeting if the Board agrees. Chairman Quinn stated that is agreeable to the Board and would not enable the Board to have our planner attend as he had a conflict this evening and could not attend.

Chairman Quinn called on the Borough Engineer for comments. Mike Vreeland stated a lot of the items in my report were covered by testimony. A design waiver for the width of the driveway is required. I’d like to hear more about the improvements at the end of the driveway and W. Crescent Avenue.

Mr. Alampi stated that’s Lot 19, we did seek the consent of the property owner.

Mr. LaMothe stated the county needs to approve this. A wall will be provided, we are replacing what exists. A light fixture is proposed to illuminate the addresses of the homes on the private driveway.

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Mr. Alampi stated the County asked for a Subdivision application today.

Chairman Quinn asked the public if they have any questions of the Engineer.

Celia Bockhoff, 852 W. Crescent Avenue (Lot 19), stated there is a driveway with an easement. Will there be any change to the water main?

Mr. LaMothe stated we will utilize the water main on our lot.

Ms. Bockhoff stated the gate house appears that it is right at the property line. I am concerned about packages, who has access, and a turnaround that involves my property.

Mr. LaMothe stated the gate is a few feet in, the applicant is in conversation with the owner of Lot 20.

Mr, Alampi stated we are looking into an easement on Lot 20 for the turnaround.

Ms. Bockhoff stated the property is in disrepair, very wooded, the number of trees to be removed and the house size disturbs me. Is it necessary to remove all these trees?

Mr. LaMothe stated the locations of the houses is partially the cause for this.

Mr. Vreeland asked if the owner of Lot 19 is OK with the improvements, to the retaining wall and the light?

Ms. Bockhoff stated yes, as long as there’s not too much light.

Thomas and Sharon Romans, 860 W. Crescent Avenue (Lot 20) stated we are next to Ms. Bockhoff. We feel the gate house may cause people to turn around here. We are here for 35 years. We haven’t spoken about an easement.

Mr. LaMothe stated the gate house is for private access, Fed Ex packages, and other deliveries.

Mrs. Romans asked if the mailboxes will be eliminated at the road.

Mr. Alampi responded no.

John Murphy, a resident on Dana Court in Waldwick stated I live across the street for 41 years. I am concerned with the location of the pools and cabanas. Our living area is on the second floor on our bi-level home. Our windows provide a line of site to the cabanas and pools. What is the plan for privacy?

Mr. LaMothe stated an evergreen buffer and 6-8 feet tall arborvitae will be planted along the property line. We didn’t analyze what you would be able to see.

Mr. Murphy stated the line of site is our concern.

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Jim O’Neill, 24 Scott Court stated I’m curious about what the square footage and height of these homes will be?

Mr. Alampi stated the Architect will testify to this. We will comply with height.

Mr. O’Neill asked where will the overflow parking go?

Mr. LaMothe stated there are garages and long driveways to accommodate guest parking on site.

Chairman Quinn stated maybe you can calculate how many cars can park here and furnish the Board with tis information.

J. Mathews, 22 Scott Court stated the proposed driveway is close to her fence, how close is it?

Mr. LaMothe stated a little more than 10 feet.

Ms. Mathews asked Lot 21.01 is that house matching what’s there now?

Mr. LaMothe stated no, it’s larger than the existing house. The existing house is closer to your rear property line than the proposed home will be.

Ms. Mathews asked if you have considered this driveway being so close to my pool.

Mr. LaMothe stated we will have evergreen plants and an estate fence. The plan will be scanned and put on the Borough website for you to view.

Caroline Preece, 20 Scott Court stated I have lived here for 36 years. Are both houses two stories?

Mr. LaMothe stated they are 2 ½ stories.

Ms. Preece asked how many trees will kept in the front yard?

Mr. LaMothe stated approximately 6 – 8 but some may be sick.

Chairman Quinn asked if you can come back with what’s being removed and what’s left on the property.

Chairman Quinn asked if there were any other public comments. Hearing none, the testimony was brought back to the Board.

Mr. Alampi called the property owner to testify.

Robert Clare, 27 Beresford Road was sworn in. He is the owner of record.

Mr. Clare stated being there are pools on the properties, we need fences. The neighbor in the back uses the driveway often. They have a small child. They are interested that we have a turn

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around. We thought the gate would add a level of privacy. The gate would be remote

controlled. It is also there for the delivery of packages. I hired Ramapo Tree Service and asked what trees needed to be removed. The arborvitae will enclose the property and give as much privacy as possible.

Secretary Daloisio asked if you thought of putting the gate on the other side.

Mr. Clare stated this is not a problem. The trucks will be on our property when making deliveries. Mr. Clare stated they would reconsider the need for a gate to remedy a point of contention.

Chairman Quinn asked for questions from the Board

Board Member Davis asked who is paying for the electrical and maintaining it?

Mr. Clare stated the owner in the rear has no problem sharing the maintenance of the driveway. They have no problem drawing up an Agreement.

Board Member Lovisolo asked is there a plan for a single family home on this property?

Mr. Clare responded no.

Chairman Quinn reopened the meeting to the public.

Ms. Bochhoff stated the current residents living in her home are 2 years old and an infant so increased traffic on the driveway is a concern.

The Board took a break from 9:45-9:50 pm.

Joseph Cestaro, Architect, 362 Main Street, Wyckoff was sworn in and his credentials accepted by Chris Botta.

Exhibit A3- 8 sheets of Architectural plans last revised December 31, 2020.

Exhibit A4-rendering of proposed home.

Exhibit A5-rendering of proposed home.

Mr. Cestaro stated we started off by trying to preserve the existing house and then we decided to eliminate the house and subdivide the property. We didn’t want something to appear as a cookie cutter home. The houses are appropriate for the lots.

C1-shows the elevation of Lot A (the smaller lot). The footprint is approximately the same as the previous house. There is a basement.

Page 2 of 8-shows the left elevation-dormers are shown, wrap around porch, the first floor is 10 feet. The house is 42.6’ wide x 78’ feet deep. The gross floor area is 4,988 which are below the maximum FAR. There are 6 bedrooms and a basement.

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Lot B (the larger lot) was shown on the board. This is a traditional farmhouse design.

Sheet 5 shows a wrap-around porch. The house is 5,442 square feet with 6 bedrooms and a basement.

Sheet A6-shows the 2nd floor 69’ wide x 58.1’ deep

The 1st floor is 69’ wide x 60.7 deep

This house is conforming to height and FAR requirements.

A7-Sheet 8- shows a cabana - house A – an outdoor bathroom. A covered patio off of it. Also, outdoor seating with a roof near the proposed pool.

House B shows an outdoor bathroom with a small interior – 9’ x 11.6” cabana space. Also, outdoor seating with a roof off of the cabana. The cabanas are 13’3” tall.

The distance between the two houses is 46 feet. The ceiling height in the basement is 10 feet. The A/C units will be in the basement and attic, with condensers and enclosures outside located between the 2 houses. No generators are proposed at this time.

Chairman Quinn asked for questions from the Board.

Secretary Daloisio stated the egress windows in the basement are not on the elevation plans. I’d like to see one house on the lot, not two.

Alternate Yaccarino stated the houses are beautiful.

Mike Vreeland asked if the FAR includes accessory structures.

Mr. Cestaro stated yes.

Mike Vreeland asked if there will be any exterior lighting.

Mr. Cestaro stated there will be lights at the doorways and accent lights on the house.

Mike Vreeland are the renderings representative of the colors and textures?

Mr. Cestaro stated yes.

Chairman Quinn asked for questions from the public.

Mr. Romans asked if there will be an outdoor A/C unit between our home and home A? Also, is the new home any closer to our backyard than the existing home?

Mr. Cestaro stated the condensers will be between the two new homes. The house is closer, existing is 41’, proposed to the front porch will be 28’.

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Chairman Quinn brought it back to the Board.

Board Member Davis asked is the driveway two feet from Mr. Romans property line?

Mr. Cestaro responded, 4 feet.

Board Member Davis stated that’s a lot of run-off to another lot.

Chris Botta stated this application is carried to the meeting of May 17, 2021, no further notice is necessary. Time is waived for the Board to act.

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT:**

On a motion by Alternate Yaccarino, second by Board Member Lovisolo, with all members present voting in favor, the meeting was adjourned at 10:50 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo