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 September 13, 2021. The meeting was called to order at 7:30 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 Davis

Board Member Kistner

Board Member Lovisolo

Vice Chairman Sirico

Mayor Bernstein

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**: Councilman Sasso

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 seconded by Board Member Kistner that the Minutes of the August 18, 2021 Land Use Board Meeting were approved. There was no discussion.

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

**Page 2-LUB Minutes-September 13, 2021**

**RESOLUTIONS:**

**Application File No: LUB 2021-11**

**Resolution No.: 21-18**

**Applicant: Elizabeth Leonard & David Duffy**

**Address: 15 Crescent Place, Allendale, NJ 07401**

**Block: 402 Lot: 7**

**Proposed: An addition and renovation to an existing single family residence with existing non-conformity. Sections 270-64C, 270-57D, 270-64A(1), 270-37A**

A motion to adopt the resolution was made by Vice Chairman Sirico and seconded by Board Member Bergen. Roll Call: Board Member Bergen – aye, Board Member Kistner – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

**PUBLIC HEARINGS:**

**Application File No: LUB 2021-11**

**Applicant: Jennifer & Samuel Higgins**

**Address: 2 Carteret Road, Allendale, NJ 07401**

**Block: 1403 Lot: 19**

**Proposed: Second floor addition for single family residential use. Rear & side yard setbacks, existing non-conforming pursuant to Sections 270-51F and 270-64A.**

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

Chris Botta swore in the Architect and Mr. and Mrs. Higgins, the owners.

Kevin Sprink, Canzani Architects, 80 E. Ridgewood Avenue, Paramus stated there was an error

on the site plan, now there is less of a variance. The changes are bubbled on the site plan that I just handed out to the Board and was marked as evidence. There was a shed on the site, it is no longer there. The setback has now changed. There is one foot less encroachment. The property is an odd shape, triangular in nature. The second floor does not extend into the side yard variances. The house is 30 feet tall. The garage doors face the side. A C1 variance is required. The second floor will have three bedrooms, a large playroom and storage area.

In response to Mike Vreeland’s letter, exterior finishes will be a GAF shingle roof, the house will be hardy board shake. There will be exterior lighting on the two porches and some landscape lighting. The house has landscaping and minimal changes will be made.

There should not be an issue with storm water, the addition is 200 square feet. A seepage pit will be added if needed.

**Page 3-LUB Minutes-September 13, 2021**

Exhibit A1- Site plan – last revised September 9, 2021.

Mike Vreeland stated there will be additional approvals required if this application gets approved. We would recommend the storm water be addressed.

Mr. Sprink stated the applicant agrees to work with the Borough Engineer on any storm water issues.

Mike Vreeland asked about the colors of the house.

Mrs. Higgins stated they will be white or pale grey.

Chairman Quinn asked for questions from the Board.

Vice Chairman Sirico asked if all the surrounding houses are two levels.

Mr. and Mrs. Higgins stated yes.

Board Member Kistner stated I’ve been out there and it seems all the neighbors get along.

Chairman Quinn asked for questions from the public. Hearing none, he brought it back to the Board.

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

Chris Botta stated the application is approved and the Resolution will be memorialized at the next LUB meeting in October. You can apply for the building permit but it will not be issued until the Resolution is approved.

**Application File No: LUB 2021-12**

**Applicant: Darius Pokoj**

**Address: 146 Park Avenue, Allendale, NJ 07401**

**Block: 1703 Lot: 11**

**Proposed: New Residential home – with variances for side yard and front yard setback and FAR, pursuant to Sections 270-22, 270-64C2, and 270-63.**

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

Board Member Bergen recused herself from the application.

**Page 4-LUB Minutes-September 13, 2021**

Mr. Pokoj, the applicant, was sworn in by Chris Botta. Mr. Pokoj stated he’s seeking to build a new single family home. The lot is narrow and there is a paper street on the right side of this property. There is also a street behind him. The proposal is for a two story dwelling, including a front porch, two car garage, four bedrooms, full basement and a rear covered patio. The current barn is coming down. There will be three structures removed (house, shed and barn). Two trees will be removed. Storm water will be handled by seepage pits. All required permits will be obtained. Water and sewer connections will be replaced. The house was built in approximately 1870 and it is in bad shape. Finishes will be hardy board and vinyl with an asphalt roof. Lighting will be at the front and back porch and garage. I am seeking variances for side and front yard setbacks and FAR (over by 2%). There will be a new driveway and new curb cut.

Mike Vreeland asked if there has been any thought about asking the Mayor & Council about vacating the paper street.

Board Member Lovisolo asked who owns the street?

Board Member Kistner stated the Borough owns the street.

Exhibit A1- Photo of proposed house handed to the Board and marked as evidence.

Board Member Davis stated this house is listed for sale.

Mr. Pokoj stated yes but no interest in it as it currently exists.

Mike Vreeland stated the dimension for the basement and second floor are required. Additional permits may also be required. The storm water calculations also need to be submitted. Sidewalks need to be upgraded.

Mr. Pokoj agreed to furnish all these items.

Chairman Quinn asked for questions from the Board.

Board Member Kistner asked what the colors will be for the house.

Mr. Pokoj stated charcoal grey with stone and a black roof.

Board Member Davis asked if there will be egress windows in the basement.

Mr. Pokoj stated the windows will be 24” high by 32” wide and will not be egress windows. The basement will be finished.

Vice Chairman Sirico stated the neighborhood is all single family homes.

Mr. Pokoj stated this house should take until the end of next summer to complete construction if it starts in January.

**Page 5-LUB Minutes-September 13, 2021**

Secretary Daloisio asked where the a/c units will be.

Mr. Pokoj stated closest to the paper street.

Chairman Quinn stated we’d like to see this house as conforming as possible as this is a complete knock down and a clean slate building.

Board Member Lovisolo stated when someone takes down a house we like to see the new house conform as much as possible.

Chairman Quinn asked for questions from the public. Hearing none, he brought it back to the Board.

Secretary Daloisio stated he would like to see the house shifted closer towards the paper street.

Board Member Lovisolo agreed.

Board Member Kistner also agreed.

Mr. Pokoj is now proposing a 22.7’ left side yard setback shifting the new dwelling toward the paper street.

Chris Botta stated there will be FAR and corner lot/front yard variance relief required.

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

Chris Botta stated the application is approved and the Resolution will be memorialized at the next LUB meeting in October. You can apply for the building permit but it will not be issued until the Resolution is approved.

Chris Botta stated there are no updates for the Park & Ivy application that was denied.

Mayor Bernstein stated the past storms kept Ron Kistner busy. School is now open. Soccer is open. 9/11 was a great ceremony. The teamwork in this town is great. When something needs to get done, everyone works together to get it accomplished.

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT:**

**Page 6-LUB Minutes-September 13, 2021**

On a motion by Secretary Daloisio, second by Alternate Yaccarino, with all members present voting in favor, the meeting was adjourned at 8:48 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo