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 November 13, 2024. The meeting was called to order at 7:33 PM by Chairman Sirico who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Sirico led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Vice Chairwoman Bergen

Board Member Agugliaro

Councilman Daloisio

Board Member Dalo

Chairman Sirico

Mayor Wilczynski

Alternate Butler

Alternate Conte

**ABSENT**:

Board Member Warzala

Board Member Putrino

The following individuals were also present:

Covering Board Attorney, Stephen Sinisi, Esq.

Standing in for Lawrence Calli

Borough Engineer, Michael Vreeland

Land Use Administrator, Linda Garofalo

Board Planner, Ed Snieckus

**APPROVAL OF MINUTES**

Motion by Councilman Daloisio, seconded by Board Member Agugliaro, that the Minutes of the October 23, 2024 Land Use Board Special Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Board Member Agugliaro – aye, Councilman Daloisio – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Butler – aye.

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**RESOLUTIONS**

Applicant File No.: 2024-11

Resolution No.: 24-18

Applicant: Antonio Imbimbo

Address: 1 E. Elbrook Drive, Allendale, NJ 07401

Block: 103 Lot: 7

Application: Second floor and great room addition. Pursuant to 270-64B(2) and 270-54A

A motion to adopt the resolution was made by Councilman Daloisio, seconded by Board Member Agugliaro. Roll Call: Board Member Agugliaro – aye, Councilman Daloisio – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Butler – aye.

Applicant File No.: 2024-12

Resolution No. : 24-19

Applicant: Michael & Melissa Ditolla

Address: 130 Elmwood Avenue, Allendale, NJ 07401

Block: 2008 Lot: 9.01

Application: Addition and renovation to an existing single family residence. Pursuant to 270-63(3), 270-64C(2), 270-57D

A motion to adopt the resolution was made by Board Member Agugliaro, seconded by Councilman Daloisio. Roll Call: Board Member Agugliaro – aye, Chairman Sirico – aye, Alternate Butler – aye. Board Member Warzala and Mayor Wilczynski are recused from this

application.

VOTE ON 2025 Calendar of Land Use Board Meetings

A motion to adopt the 2025 LUB Calendar was made by Councilman Daloisio, seconded by Vice Chairwoman Bergen. Roll Call: Board Member Bergen – aye, Board Member Agugliaro – aye, Councilman Daloisio - aye, – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Butler – aye, Alternate Conte – aye.

**PUBLIC HEARINGS**

Continued review of the amendments to the Land Use Plan and the HVAS study presentation by Ed Snieckus.

Mr. Snieckus stated his November 7, 2024 memorandum addresses the Board’s comments. The HVAS study will be discussed at the next meeting.

Block 1102, Lot 14 and Block 1604, Lot 15 – 2 parcels – proposed 2024 Land Use plan shows religious uses. This has been changed. Block 1806, Lot 9.02, ML4 zone was a park, Crescent

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Commons, before and after is shown. This area was townhouse land although it has been rezoned and will be designating them back into the Public and Religious Land Use category.

Block 910, Lots 2.02, 2.03, 2.04 and 12. A Residence single family Zone. There is now a subdivision there. The addresses are 5, 9, 15 Couch Court and 661 Franklin Turnpike.

To the top of the page in the northern area, this was formerly farm area. This is the ML3 zone. It is developed with single family homes. There is an overlay with the ML3 zone.

Park & Ivy application approved on 54 Park Avenue, Commercial Business zone, this is developed for multi-family.

The Celery Farm is in Park/Recreation space.

Assisted Living Facility on Harreton Road – identify it in the Assisted Living category.

Chairman Sirico asked about the drive-thru bank on Elm – what are we doing with that?

Mr. Snieckus stated it is in the commercial category.

A background data update will be done. In addition, distribution facilities will be in the next draft. I will distribute this to the Board.

Mayor Wilczynski stated 210-220 The Vale, overlay zone. We deemed it as a redevelopment zone.

Mr. Snieckus stated correct, this is in the overlay zone.

Councilman Daloisio stated Crescent Commons shown as single family residence.

Mr. Snieckus stated this is multi-family.

Chairman Sirico stated there is a piece of land at the end of DeMercurio. That is designated as open space and will remain.

Mr. Snieckus stated correct.

Chairman Sirico asked for questions from the Board.

Applicant File No.: 2024-15

Applicant: Brett Benowitz & Sandy Jabado

Address: 43 Colonial Drive, Allendale, NJ 07401

Block: 1206 Lot: 14

Application: Addition and covered patio. Pursuant to 270-64A(2) and 270-37A(2)

**(carried to the meeting of January 15, 2025)**

Chairman Sirico stated that this application is carried to the hearing of **January 15, 2025**.

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Applicant File No.: 2024-14

Applicant: Sinead Brady & Jason Fayle

Address: 71 Brookside Avenue, Allendale, NJ 07401

Block: 1705 Lot: 15

Application: Expansion of an existing non-conforming structure on an irregular flag lot – rear yard setback. Pursuant to 270-57D & 270-37A(2)

Mrs. Brady & Mr. Fayle were sworn in by Mr. Sinisi.

Mr. Fayle stated we moved here in 2021, we have a daughter and another baby coming in March. We need to expand for the expanded family.

Mr. Thomas Mesuk, Architect, 197 Valley Boulevard, Wood-Ridge was sworn in by Mr. Sinisi.

Mr. Mesuk stated we are looking to add a family room addition, second floor addition, a two story addition, second floor bedroom and mudroom. The lot width and rear yard setback are existing conditions. The lot is shaped uniquely.

The addition in the rear is the expansion of the kitchen and family room. The mudroom addition is 3 feet by 5 feet. The new bedroom will be on the second floor. We are not going above the existing height. The siding will match the existing. The house is in keeping with the surrounding area, it cannot be seen from the street. We are under the FAR for the lot. The mechanical equipment will remain on the north side of the property. There will be no trees removed. Water and sewer connections will be looked into. Lighting will be at the side door – no other lights proposed. The last page is the tax map and it shows how uniquely shaped the property is. The top corner the flood zone comes in but there’s no impact. The Engineer will send a report to Mr. Vreeland. A Soil Moving Permit is required and will be submitted with the permit submittal.

Mr. Sinisi stated an As Built plan is also required.

Mr. Fayle agreed.

Mr. Mesuk stated this is an exceptionally unique piece of property.

Mr. Vreeland agreed.

Chairman Sirico asked if there are any other changes to the property?  
  
Mr. Fayle stated no.

Chairman Sirico asked for questions from the Board.

Alternate Butler asked about the colored areas on page 21.

Mr. Mesuk stated the blue area is the family room, red is the second floor and green is the two story addition.

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Councilman Daloisio stated I think it’s obvious that there’s nothing that can be done to change the hardship. The downspouts cannot be directed to the neighbor’s property.

Mr. Mesuk agreed.

Chairman Sirico asked for questions from the public.

A motion was made by Councilman Daloisio, seconded by Board Member Dalo. Roll Call: Board Member Bergen – aye, Board Member Agugliaro – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Butler – aye, Alternate Conte - aye.

Chairman Sirico stated next month the Resolution will be memorialized.

Applicant File No.: 2024-16

Applicant: Daniel & Clare Clark

Address: 95 Midwood Avenue, Allendale, NJ 07401

Block: 2008 Lot: 2

Application: New front porch and second floor addition. Pursuant to 270-37(A)2, 270-64C(2) and 270-63(3)

Mr. and Mrs. Clark and John Musinski, Architect, were sworn in by Mr. Sinisi.

Mayor Wilczynski and Councilman Daloisio left the meeting as they are recused from this application due to the “D” variance.

Mrs. Clark stated we moved into town in 2019, we have three children. We love our neighborhood, one bedroom was added to our home in 2022. Thank you to the Board for your time and to Linda Garofalo for her help and patience.

Mrs. Clark stated this is a small cape, we have one bathroom upstairs, the house is not functional. We’d like to use the other side of the house and property. It will provide more privacy and function better. We love the neighborhood.

Chairman Sirico asked for questions from the public.

Mr. Musinski stated the bedrooms are small. In 2022 we added a bedroom. All four bedrooms will now be on the second floor. The first floor and the garage will stay the same. There is 4 feet on one side and 56 feet on the other. The house will be more centered on the property.

The rear yard setback variance is for the mudroom, the roof over the garage will be reconfigured and used for storage. All the work is being done on the right side of the house. There are no height issues. The house will blend in with the neighborhood.

Vice Chairwoman Bergen asked if the house was moved to the right would it comply?

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Mr. Musinski stated yes.

Mr. Sinisi asked the FAR requirement for this zone is 25%, correct?

Mr. Musinski stated it is close.

Mr. Sinisi asked existing is 21%?

Mr. Sinisi stated a FAR variance (D variance) is required. You need 5 affirmative votes.

Mr. Vreeland stated the existing property has some existing non-conformities. The existing dwelling falls into the setback. It’s an undersized lot. The FAR is over. The GBA triggers the enhanced side yard setback. The shed is located too close to the property lines. It will remain. This is a C and D4 use variance.

Chairman Sirico asked the size of the new shed?

Mr. Musinski stated the shed will remain, it is 10 x 20 feet and will be repaired.

Alternate Conte asked is it on the property line?   
  
Mr. Musinski stated yes.

Vice Chairwoman Bergen asked if they looked into a design that meets the FAR?

Mr. Musinski stated the bedrooms are not large, there’s no excess space upstairs.

Mr. Sinisi asked if they can reduce the FAR?

Alternate Butler stated you started with 2,400 square feet and propose 3,600 square feet.

Chairman Sirico asked did you look into other options to try and reduce the need for variances?

Mr. Musinski stated the garage was looked into but that would’ve increased the number even more. They decided to keep it as a one car garage.

Vice Chairwoman Bergen asked if you reduced the rooms on the first floor can you get the FAR?

Mr. Musinski stated we’d have to lose 680 square feet of addition. We could reduce it to 28% where 24% is required.

Board Member Dalo stated I think the right side could be moved in and reduce the kitchen. This is quite excessive.

Vice Chairwoman Bergen stated I’d like to see some of the surrounding houses.

Mr. Sinisi state two Board members are suggesting you reduce the size and modify the proposal.

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Mr. Musinski stated we can return with a revised plan. Typical lighting will be used, no flood lights, They would be downlit. No trees to be removed.

Mr. Vreeland stated they need to look into the sewer connection.

Mr. Musinski agreed

Mr. Vreeland stated a Soil Movement Permit is required and Storm Management system designed for run off. These should be submitted with the Building permits.

Chairman Sirico stated the more information you can give this Board, the better. These properties are small. An As-Built plan would also be required.

Chairman Sirico stated if you could possibly get some pictures of the surrounding homes in the area that would be great along with the revised plans.

Chairman Sirico stated that this application is caried to the hearing of **January 15, 2025**.

Applicant File No.: 2024-17

Applicant: Michael Mahle & Danna Marino

Address: 246 Park Avenue, Allendale, NJ 07401

Block: 2206 Lot: 7

Application: Two car garage and two story addition. Pursuant to 270-63(3), 270-64C(2) and 270-57D

Mr. Sinisi swore in Mr. Mahle, Mrs. Marino, Jeff Houser and Mr. Musinski.

Mr. Mahle stated that he has been an Allendale resident for 40 years. Mrs. Marino stated she has been living here for 30 years. The house was built in 1916 and needs improvement. The garage is old and close to the brook, needs expansion and a 2 car garage. We propose an expansion to the bedroom upstairs. The deck needs to be replaced.

Mr. Jeffrey Houser, Engineer, was sworn in and he stated they’d like to demolish the existing garage and install an attached garage. There is a flood elevation of 267.2.

**Exhibit A1**-NJDEP Flood Hazard Area Plan – on the NW side of the property is the Ramsey Brook. The floodway goes through the attached garage. A FEMA study was done, it shows 266.9. Applications have been filed with the DEP.

Zoning Plan-addition proposed on columns. The garage is set lower and will have flood vents. A deck is proposed with a permit by rule. A 127 square foot patio is proposed.

This is an undersized lot. There are existing non-conformities already. We bumped in the addition. There is currently no AC. We propose it on the northern side. A generator is proposed on the SW corner on a platform with a landscaping buffer.

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This results in a 670 square foot addition. A dry well is proposed with piping. There would be 0% runoff. We originally had a larger addition planned but we reduced it. There’s minimal impact to the neighbor. We are removing an older garage in a floodway. We propose a new modern garage that is in compliance with all regulations. I think there’s minimal impact to the neighbors.

Mr. Houser stated we will comply with Mr. Vreeland’s report. A Soil Movement application would be applied for.

Mr. Vreeland stated this property is constrained by a lot of environmental entities. There’s an Engineering plan and they applied to the DEP. He asked if platforms are attached?

Mr. Houser stated it will be freestanding and 6 inches off the ground.

Chairman Sirico asked can the DEP deny this application?

Mr. Vreeland stated yes.

Mr. Houser stated we feel confident in our proposal.

Mr. Vreeland stated they are proposing a two car garage. This is a functional garage.

Mrs. Marino stated next year we will have three cars and 3 drivers.

Mr. Vreeland stated they are not asking for a height variance.

Vice Chairwoman Bergen asked if the addition would match the existing house?

Mr. Mahle stated yes.

Chairman Sirico asked what happened during Sandy?

Mr. Mahle stated the water never went up to the wood of the existing garage, it only hit the stone foundation. The water was 1 ½ foot high. The flow goes away from the house. The property is higher than the neighbors.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Mr. John Musinski, Architect stated he designed the addition. The detached garage is not included in the GBA. The garage is 600 square feet, it is not oversized. It’s 22 feet by 23 feet wide. It is attached. There’s a bonus space on the second floor, 520 square feet. The house was built in 1916, the rooms are smaller. The addition is 7 feet along the back.

Mr. Vreeland stated the two car garage is not located next to anything besides a driveway

Mr. Musinski stated we did go through other designs.

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Mr. Mahle stated we are adding half a garage and space above it.

Mr. Houser stated the garage was bigger initially.

Alternate Butler stated this creates precedent in town.

Mr. Sinisi stated this is a theoretical precedent.

Mr. Mahle stated Orchard Park has a home with an attached garage addition.

Board Member Agugliaro asked what is the plan if the DEP says no?

Mr. Mahle stated we have to start over again.

Mr. Houser asked is there an amount a Board member would like to see this reduced?

Mr. Houser stated we will revisit, possibly reduce, hire a Planner and return at a later date,

Chairman Sirico stated this application is carried to the meeting of **February 12, 2025.**

**OPEN TO THE PUBLIC FOR COMMENT**

**ADJOURNMENT:**

On a motion by Board Member Agugliaro, second by Alternate Conte, with all members present voting in favor, the meeting was adjourned at 10:37 PM.

Respectfully submitted,

Linda Garofalo

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Linda Garofalo

Land Use Administrator