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 July 21, 2021. The meeting was called to order at 7:31 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

Vice Chairman Sirico

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**: Board Member Bergen

Councilman Sasso

Mayor Bernstein

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 Alternate Yaccarino**,** second by Board Member Kistner that the Minutes of the June 16, 2021 Land Use Board Meeting were approved. There was no discussion.

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

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**PUBLIC HEARINGS**

**Application File No: LUB 2021-03**

**Applicant: Park & Ivy Properties, LLC**

**Address: 54 Park Avenue, Allendale, NJ 07401**

**Block: 1709 Lot: 7**

**Proposed: Build five townhouses, consisting of three stories – Preliminary Site Plan Approval, Final Site Plan Approval, Use and Bulk Variances, Variance Relief Pursuant to 40:55D-60 ©**

**(carried from the meeting of June 16, 2021)**

Bruce Whitaker, Attorney for the applicant, stated he is here tonight to give his summation of the application. He thanked the Board members for all of their hard work and all of the professionals for their time.

Chris Botta stated the application is closed to the public. Mr. Whitaker has summed up and this application can be voted on now.

Chairman Quinn stated this time is for Board comments only.

Chairman Quinn stated I think this is a good transition from commercial to residential. This makes more sense.

Alternate Yaccarino stated I agree with you, I think completing the transition to residential is an improvement.

Board Member Kistner stated this has been a work in progress with the residents, the Board and the applicant. The applicant did a great job addressing all of the issues.

Board Member Lovisolo stated I was not at the June 16, 2021 meeting but I listened to the full recording. I appreciate everything the applicant has put into this. I’m not convinced that these townhouses mesh with this section of Allendale.

Mike Vreeland stated the applicant’s Engineer has gone back and made revisions to the plans. There’s still some future site plan adjustments that need to be done should this be approved.

Ed Snieckus stated at the last meeting we talked about increased buffering. I’m not sure if this has been addressed.

Mr. Whitaker stated this has been addressed and a revised plan was provided.

Mike Vreeland stated a Developer’s Agreement is required.

Mr. Whitaker agreed.

Board Member Lovisolo stated there was a gas station at this location in the past.

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Mike Vreeland stated they will need to do a permeability test.

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

**Application File No: LUB 2021-07**

**Applicant: Christopher & MaryAnn Marrone**

**Address: 32 Stone Fence Road, Allendale, NJ 07401**

**Block: 1406 Lot: 7**

**Proposed: One story rear addition, portico and interior renovations. Sections**

**270-64B2 and 270-37A**

Chris Botta stated he reviewed the Affidavit of Service, the paid tax bill and notice in the newspaper. The application is deemed complete and ready to be heard.

Mr. Marrone was sworn in by Chris Botta.   
  
Mr. Marrone stated we recently moved back into Allendale. We are looking to do a small bump out to enlarge the kitchen and a portico. The porch is over the setback line.

Mike Vreeland asked if the finishes will be the same as the rest of the house. Also, will there be any new exterior lighting.

Mr. Marrone stated the finishes will all be the same and there are no lighting fixtures to be installed.

Mr. Vreeland stated there is a minimal change in coverage but the roof run-off needs to be redirected.

Mr. Marrone stated they will comply.

Mr. Snieckus stated there are no comments at this time.

Secretary Daloisio asked if they thought of moving the office in the back.

Mr. Marrone stated no, we didn’t consider that.

Secretary Daloisio asked how close is the neighbor?

Mr. Marrone stated 30 feet to the deck.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

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Hearing none, he brought it back to the Board.

**Application File No: LUB 2021-08**

**Applicant: Elaine & Francis DiMola**

**Address: 221 East Allendale Avenue, Allendale, NJ 07401**

**Block: 702 Lot: 3**

**Proposed: Rebuild an expanded deck with a portion to be screened. Section 270-54B, front & side yard setback.**

Chris Botta stated he reviewed the Affidavit of Service, the paid tax bill and notice in the newspaper. The application is deemed complete and ready to be heard. There were a lot of notices to be sent due to Rio Vista townhouses.

Mr. and Mrs. DiMola were sworn in by Chris Botta.

Mr. DiMola stated we planned initially not to have a variance but we cannot avoid that. Last year we had a storm and it damaged our deck. We are against the Celery Farm in the rear and would like screening to protect from insects. The pre-existing deck was non-conforming. We tried to avoid the variance but we’d be looking at a wall from the interior of the home. The additional deck expansion will be screened, no lighting, lit with a ceiling fan. This will not be used in the winter. There will be no heat or air conditioning in this area.

Mrs. DiMola stated we are on a corner and the lot is uniquely shaped.

Secretary Daloisio stated there’s a decent amount of vegetation to the neighbor’s property.

Mr. DiMola stated there will not be any run-off to any neighbor.

Secretary Daloisio stated I have no issues with this application.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

Hearing none, he brought it back to the Board.

Mike Vreeland stated I don’t anticipate any drainage issues.

Mr. DiMola stated no soil will be removed.

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, 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 on August 18, 2021. You can apply for the building permit but it will not be issued until the Resolution is approved.

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Chris Botta stated regarding 848 W. Crescent Avenue, I received a letter from Mr. Alampi dated July 3, 2021. He stated his client will proceed with construction of a one family structure with a pool and accessory structures. The client withdrew the subdivision application without prejudice.

Chairman Quinn stated we will start with in-person meetings for out next LUB Meeting on August 18, 2021. We are following what the Mayor & Council are doing.

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

**OPEN TO THE PUBLIC FOR COMMENT:**

Debby Lyon stated this is a comment in a large way, how Park & Ivy was handled. There were significant changes proposed without public comment. There were supposed to be other witnesses that weren’t there. We had 2 alternates voting tonight. Ron Kistner was present but not visual. Thank you for your time.

**ADJOURNMENT:**

On a motion by Secretary Daloisio, second by Alternate Yaccarino, with all members present voting in favor, the meeting was adjourned at 8:53PM.

Respectfully submitted,

Linda Garofalo

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