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 October 20, 2021. The meeting was called to order at 7:33 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

Vice Chairman Sirico

Mayor Bernstein

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**: Board Member Lovisolo

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 Alternate Yaccarino seconded by Vice Chairman Sirico that the Minutes of the September 13, 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, Secretary Daloisio – aye, Board Member Davis – aye, Vice Chairman Sirico - aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

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**RESOLUTIONS:**

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

**Resolution No.: 21-19**

**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.**

A motion to adopt the resolution as amended at the meeting was made by Secretary Daloisio and seconded by Board Member Davis. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Davis – aye, Vice Chairman Sirico - aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

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

**Resolution No.: 21-20**

**Applicant: Jennifer & Samuel Higgins**

**Address: 2 Carteret Rd., 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.**

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

**PUBLIC HEARINGS:**

**Application File No: LUB 2021-13**

**Applicant: Scott & Kimberly Rosner**

**Address: 76 Canaan Place, Allendale, NJ 07401**

**Block: 1403 Lot: 23**

**Proposed: An open porch addition to the rear of the house pursuant to Section 270-64(B) (2)**

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

Scott Rosner and John Andicoechea, Avacon Builders, were both sworn in.

Mr. Rosner stated our property is existing, non-conforming. A side yard encroachment variance is required.

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Mike Vreeland stated this additional variance request came about because the covered roof of the patio adjoins the rear of the house and is part of the structure. The encroachment is 7 feet into the enhanced side yard setback. This is an open structure. They are increasing the impervious coverage. The seepage pit calculations are required to be submitted to insure they are sufficient.

Mr. Rosner stated they will comply.

Mr. Andicoechea stated a 1,000 gallon seepage tank is sufficient for this application and the prior

approved application.

Mike Vreeland stated he would like to make sure that the downspout runs to the seepage tank. He also would like the patio dimensions from the patio to the property line on the plans.

Chairman Quinn asked for questions from the Board.

Secretary Daloisio asked if there will be any lighting close to the neighbor.

Mr. Rosner stated no.

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, Vice Chair Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

Mr. Botta stated this application will be memorialized at the November 17, 2021 LUB Meeting. The permits can be applied for but not approved until after this date.

Mayor Bernstein and Board Member Kistner arrived at the meeting at 8:00 PM.

**Application File No: LUB 2021-14**

**Applicant: Mark William Connolly & Moira Kathleen Connolly**

**Address: 589 Franklin Turnpike, Allendale, NJ 07401**

**Block: 911 Lot: 17**

**Proposed: Pool, Patio, Driveway and generator – impervious coverage 34.04% where 29.09 is maximum permitted, Borough Code 260-62 C.**

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

Mr. Whittaker stated this application is for an impervious coverage variance. The applicant proposes a swimming pool, patio, modified driveway and generator. There is a long shared

driveway to the rear of the property and a long, narrow and steep graded driveway to the front of

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the home that needs to be modified to make for easy and safe access to and from the home.

All comments stated in Mike Vreeland’s report will be adhered to.

William Moore, Landscape Architect, Cipriano Landscape Design was sworn in. Mr. Moore stated the landscape plan dated September 15, 2021 is shown on the board. He spoke about the layout of the property. A simple swimming pool is proposed, it is 12 feet wide by 55 feet long. The patio is on one side and also on the short sides. Retaining walls are proposed, 2 feet high and 4 feet tapering to 3 feet. There is an existing retaining wall to be removed. A walkway from the garage to the pool is proposed and a patio. Evergreens are proposed for privacy and additional screening proposed. A decorative pool fence is proposed. The pool area is 660 square feet. The front yard will have improved circulation. This is a classic farmhouse with some upgrades. The goal is to get the cars facing the right way to get onto Franklin Turnpike.

Mr. Whittaker stated the driveway for the neighboring house is shown in dark grey and totals 2,156 square feet. The shared driveway is an easement across onto the client’s property that contributes to the impervious coverage variance request and is part of the hardship variance relief being sought. .

Chairman Quinn asked if the pool is a lap pool.

Mr. Connolly stated yes, we are swimmers.

Mr. Whittaker stated the turnaround area is 35 square feet opposite the front entrance to the home.

Mr. Connolly stated our visitors back out on the grass. It’s difficult to turn around to drive back out and onto Franklin Turnpike.

Chairman Quinn asked for questions from the Board.

Board Member Davis asked what material is the retaining wall made of?

Mr. Moore stated it is an interlocking concrete block wall in a brown color.

Secretary Daloisio asked if they looked at alternatives to widen the driveway in a different area.

Mr. Moore stated no, we thought this was the best area.

Secretary Daloisio asked if different materials were used would it lessen the impact of the impervious coverage issue?

Mike Vreeland stated there are maintenance issues with a less impervious product.

Chairman Quinn stated the screening helps to hide the macadam driveway.

Mr. Vreeland asked if any outdoor lighting for the pool is proposed.

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Mr. Moore stated landscape lighting, path lights and low to the ground lights. No pole lights.

Mr. Vreeland stated I am comfortable with the roof run off. They have one seepage pit and they are proposing two additional pits.

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 Vice Chairman Sirico, seconded by Board Member Davis. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

Mr. Botta stated this application will be memorialized at the November 17, 2021 LUB Meeting. The permits can be applied for but not approved until after this date.

**OPEN TO THE PUBLIC FOR COMMENT:**

Chairman Quinn stated he received an update from Steve Sasso. Ron Kistner and OEM Director, Mike Dillon, continue to pursue the Crestwood Lake project of repairing the Crestwood Lake that was damaged by Ida, the last storm.

Construction levels have reached pre-pandemic levels.

Ron Kistner stated Mike Limatola is doing a great job. The commercial tenants need a little extra push but things are being corrected.

Chairman Quinn stated he has noticed some properties that had cars parked on their lawn have mostly been cleared.

Chairman Quinn stated the noise ordinance still needs to be discussed.

Mayor Bernstein stated the Land Use Committee is meeting on the noise ordinance. This morning we discussed landscaping (commercial construction) being able to use their equipment from 7:00 am until 6:00 pm from Monday through Friday and 9:00 am until 6:00 pm on Saturdays and Sundays. Councilman Sasso asked for the opinion of the Land Use Board.

Ron Kistner stated we don’t get calls on this issue.

Alternate Yaccarino stated I think this makes sense.

The Board is in favor of the existing noise ordinance.

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**DISCUSSION: Park & Ivy Properties, LLC – Summons & Complaint**

Chris Botta stated we have been served a Summons against the LUB. This is with regard to the application that was denied. This is a standard complaint. I request the Board acknowledge me

to defend the Borough. We will be assigned a Judge, be heard, have an opportunity to submit briefs, and the Judge makes the decision. I ask the Board authorize me to represent the Borough. I will keep everyone up to date.

A motion to approve Chris Botta to represent the Borough in this matter was made by Secretary Daloisio, seconded by Board Member Kistner. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

**ADJOURNMENT:**

On a motion by Alternate Yaccarino, second by Secretary Daloisio, with all members present voting in favor, the meeting was adjourned at 8:57 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo