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 March 16, 2022. 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 Yaccarino

Vice Chairman Sirico

Mayor Bernstein

Chairman Quinn

Alternate Forbes

**ABSENT**:

Board Member Lovisolo

Alternate Putrino

The following individuals were also present:

Board Attorney, Chris Botta, Esq.

Board Engineer Michael Vreeland

Land Use Administrator, Linda Garofalo

**PUBLIC HEARINGS:**

Application File No: LUB 2022-06

Applicant: Minaris Regenerative Medicine

Address: 75 Commerce Drive, Allendale, NJ 07401

Block: 702 Lot: 17

Proposed: Interior and exterior site modifications including the addition of certain entrances/exits, construction of a cold storage waste holding enclosure, installation of HVAC system and roll-up lock door with associated site improvements

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Jennifer Berardo stated this is an existing tenant located at 75 Commerce Drive. They are expanding some of their operations. The applicant is seeking amended Preliminary Site Plan approval. This proposal is not generating any additional variances.

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

Michael Marone, Architect, GENESIS, One Sentry Parkway, Blue Bell, PA was sworn in and his credentials accepted by Chris Botta.

Mr. Marone stated he prepared the drawings.

Exhibit A1 – elevations – this is a two story building and we plan on expanding to a vacated section of the building. There is a new employee entrance in the front and the back. New stairs are to be constructed at both areas also. There are separate tenants on each side of Minaris. The waste is handled in a separate area.

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.

Andrew Missey, Engineer, Lapatka Associates, 12 Route 17, Paramus was sworn in and his credentials accepted by Chris Botta.

Mr. Missey stated he prepared a new survey for Minaris. New trees and replacement trees are to be planted. This is an 8.9 acre site with 3 tenants in the building. 305-310 parking spaces are on site. There are 165 in the front east, 38 on the south side and 102 at the rear west. There are 3 existing non-conformities. No loss of parking spaces due to this application. The impervious coverage is 57% and the proposal bring it to 57.1%. Landscaping consists of accent trees and foundation plantings. There is no impact of any importance.

Michael Vreeland stated he visited the site and the improvements are minor. Storm water management needs to be complied with. The applicant is willing to make this modification.

Chairman Quinn asked what is the purpose of adding stairs to the rear?

Mr. Missey stated this was used by Edgewell, the adjacent tenant, and it is a loading dock to be used by Minaris.

Chairman Quinn stated there is a trailer there now.

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Mr. Missey stated this is for construction.

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.

Chairman Quinn asked what does Minaris do?

Constantino Rodriguez, Operations Manager for Minaris was sworn in by Chris Botta.

Mr. Rodriguez stated they are an organization that provides development for cell therapy with patients. There are 220-240 employees. We are growing but have few visitors. There are approximately 6-12 visitors per day. Deliveries are refrigerated items that comes in UPS containers.

Alternate Forbes asked are there any deliveries at the infill area?

Mr. Rodriguez stated there are other loading docks that will be utilized for routine deliveries. These are small deliveries.

Chairman Quinn asked for questions from the Board.

Vice Chairman Sirico stated he is concerned with the Celery Farm being protected as a nature preserve, it backs up to this property.

Mr. Rodriguez stated we will do this and are well aware of the Celery Farm.

Board Member Kistner stated they do take care of their property.

Chairman Quinn asked for questions from the public.

Hearing and seeing none, he brought it back to the Board.

Chairman Quinn asked if any member of the public would like to come up, be sworn and testify on the application. No public comment was made.

Mr. Rodriguez stated they will make improvements to the storm water system on the entire property, not just their section of the property.

A motion to approve the application was made by Vice Chairman Sirico, seconded by Board Member Kistner. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board

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Member Davis – aye, Board Member Kistner – aye, Board Member Yaccarino – aye,Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye.

Application File No: LUB 2022-07

Applicant: Marc & Bridget Adler

Address: 22 Bonnie Way, Allendale, NJ 07401

Block: 201 Lot: 14

Proposed: Addition of a new recreation room, office, expanded kitchen, deck and pool cabana. Section 270-64(a)

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

Mrs. Mary Scro and Marc & Bridget Adler were sworn in by Chris Botta.

Mrs. Scro stated this application is for a side yard setback variance, it is a first floor addition to an existing two-story home. The lot is irregularly shaped. The house is set far back. The entire house will be resided. The exterior landscaping will remain the same but the applicant will install new foundation landscaping also. Exterior lighting will be installed where required, at the exit doors and on the porch. No flood lights to be installed. The roof downspout will be addressed. The addition is going into the easement space.

Chairman Quinn stated this is a hardship variance consisting of an existing non-conforming side yard setback on the right side of the property and the creation of variance for the left side setback of the property. The Board is concerned with another variance on this large property.

Secretary Daloisio asked why is this a hardship? I have a concern with this.

Mrs. Scro stated we looked at different options and this gave them what they needed. The lot has an irregular shape tapering in on the left side from the front to the rear.

Board Member Bergen asked can the size of the recreation room be reduced to reduce or eliminate the variance on the left?

Mrs. Scro stated it would still require a variance. The applicant agrees to reduce the size of the proposed office space toward the front of the existing home.

Mrs. Adler stated we want the house to be updated and stay in line with the neighborhood.

Mr. Adler stated the addition is not visible from the front and both sides.

Secretary Daloisio stated we try to help the neighbors, it’s hard to justify giving a variance for

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convenience. The third garage could be a recreation room.

Mr. Adler stated that didn’t work. We even thought of building a new house and move it forward.

Chairman Quinn asked for questions from the Board.

Board Member Davis asked how far is the recreation room from the neighbor?

Mrs. Scro stated the neighboring house sits in front of this room so it aligns with the rear yard of the neighbor.

Mrs. Scro sheet SK11 was shown on the screen.

Secretary Daloisio stated SK5 – is that existing?

Mrs. Scro stated yes, we will be doing interior upgrades.

Board Member Bergen asked if the TV is on the fireplace wall in the recreation room?

Mrs. Scro stated yes.

Chairman Quinn asked Mike Vreeland if he has any questions.

Mike Vreeland stated the existing lot does have an angle. Is it necessary to knock the existing house down and move it closer to the street to avoid a variance? The encroachment is set behind the neighbor’s house. There is landscaping and buffering.

Mrs. Scro stated the office addition causing the variance will be eliminated.

Chairman Quinn asked for questions from the public.

Bob McCarthy, 32 Bonnie Way stated it is set between our two houses. I’m worried about more run off from the patio and expansion. Can seepage pits be installed behind the pool? What is the height of the expansion? Why do you need a crawl space under the addition which raises the height of the addition? Is this home office to be used for clients of the practice of law? I am most concerned with drainage.

Mr. Adler stated I’m an Attorney but don’t practice law. This proposal is for a work from home office.

Mike Vreeland stated they need to file a plot plan and details for drainage need to be provided.

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Mrs. Scro stated there is no seepage pit there now but the proposed seepage pit should handle the water.

Mike Vreeland stated they are not increasing impervious coverage that much.

Bonnie McCarthy, 32 Bonnie Way asked could this make the drainage situation better?

Mike Vreeland stated drainage testing would be done during construction.

Chris Botta stated the Resolution of approval includes a condition that states there is to be no increased runoff.

Mrs. Scro stated we could soften the height of the addition with foundation plantings.

Mr. McCarthy stated the height is one story but it drops off. It appears to be a two story addition from my house because of the crawl space and their lot being higher than mine.

Mrs. Scro stated the applicant will plant more landscaping as a buffer between the properties.

Mrs. Scro stated we can eliminate the office variance but the recreation room still would need a

variance.

Secretary Daloisio stated I would prefer no variance on that side.

Mrs. Scro stated we will come back on April 18, 2022.

Chris Botta stated this application is carried to the meeting of **April 18, 2022 @ 7:30 pm**. No new notice is required, time is waived for the Board to act.

Application File No: LUB 2022-08

Applicant: Peter & Lindsay Doris

Address: 72 Homewood Road, Allendale, NJ 07401

Block: 2004 Lot: 30

Proposed: Second floor dormer to include a bathroom and walk-in closet. Section 270-37A

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

Peter & Lindsay Doris were sworn in by Chris Botta.

Mr. Doris stated we are looking to install a shed dormer on the rear of the house over the existing footprint. Landscaping will remain and there will be no exterior lighting. Our lot is undersized.

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This addition will not be visible from the street. This is a 150 square foot addition.

Mike Vreeland stated he has no comments.

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.

Secretary Daloisio stated this is a true hardship.

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 Yaccarino – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye.

Mr. Botta stated this application will be memorialized at the April 18, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

**DISCUSSION:**

Mayor Bernstein stated at the LUB Committee Meeting, Chris Botta attended and there was a

discussion about stream maintenance. If there is a stream on a resident’s property, it is the responsibility of the homeowner to maintain it.

The 5G Ordinance has been drafted.

The electronic plan requirement has been added to the requirement list for LUB applications.

Tree cutting ordinance – we need to advise residents and enforce this Ordinance.

Ron Kistner stated Chris Botta joined us at the LUB Committee Meeting.

Mike Vreeland and Chris Botta are a great asset to have on the Committee.

Chairman Quinn asked about 146 Park Avenue - there was a discussion with the owner about vacating the paper street. Chris Botta stated this is a town issue and he is not handling this.

Chris Botta stated the Park & Ivy brief is due the end of the week and April 22, 2022 is the hearing date.

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Mayor Bernstein state there are two LUB Meetings in April. April 18th and April 20th, 2022. Councilwoman Lovisolo and I are needed at the Monday, April 18th, 2022 meeting.

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT:**

On a motion by Bound Member Yaccarino, seconded by Board Member Davis, with all members present voting in favor, the meeting was adjourned at 9:20 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo