PRESENT: Board Member Bergen, Secretary Daloisio, Board Member Davis, Board Member Kistner, Board Member Lovisolo, Councilman Sasso, Vice Chairman Sirico, Mayor Bernstein, Chairman Quinn, Alternate Yaccarino, Alternate Forbes

ABSENT:

ALSO PRESENT: Board Attorney Christopher C. Botta, Esq.

 Board Engineer Michael Vreeland

Land Use Administrator Linda Garofalo

The Initial 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 January 20, 2021. The meeting was called to order at 7:32 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.

Chris Botta, Esquire, swore in Mayor Bernstein, Ron Kistner, Steve Sasso, Michael Sirico, Joe Daloisio, and Tyler Yaccarino.

***OATHS OF OFFICE:***

Chris Botta administered the Oaths of Office for the following:

Class I – Mayor Ari Bernstein (term corresponds with term of office)

Class II – Ron Kistner (term expiring December 31, 2021)

Class III – Steve Sasso (term expiring December 31, 2021)

Class IV - Michael Sirico (term expiring December 31, 2023)

Class IV - Joe Daloisio (term expiring December 31, 2023)

Alternate #1 – Tyler Yaccarino (term expiring December 31, 2022)

***ROLL CALL:***

Chairman Quinn asked for a Roll Call of the Land Use Board with the following members present:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

***ORDER OF VOTING AND ELECTION OF OFFICERS:***

**Resolution LUB 21-01/Order of Voting**

Motion by Board Member Kistner, second by Board member Vice Chairman Sirico, that Resolution No. LUB 21-01 be approved.

On a roll call, the vote on Resolution No. LUB 20-01 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

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**Resolution LUB 21-02/Election of Land Use Board Chair**

Motion by Vice Chairman Sirico, second by Board Member Kistner, to nominate Kevin Quinn as Chair of the Land Use Board for the year 2021. There were no other nominations. Resolution No. LUB 21-02 was approved.

On a roll call, the vote on Resolution No. LUB 21-02 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 21-03/Election of Land Use Board Vice Chair**

Motion by Mayor Bernstein, second by Alternate Yaccarino, to nominate Michael Sirico as Vice Chair of the Land Use Board for the year 2021. There were no other nominations. Resolution No. LUB 20-03 was approved.

On a roll call, the vote on Resolution No. LUB 21-03 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 21-04/Election of Land Use Board Secretary**

Motion by Alternate Yaccarino, second by Vice Chairman Sirico, to nominate Joseph Daloisio as Secretary of the Land Use Board for the year 2021. There were no other nominations. Resolution No. LUB 21-04 was approved.

On a roll call, the vote on Resolution No. LUB 21-04 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

Chairman Quinn announced that the next order of business pertained to the appointment of professionals to serve the board. The first position to be discussed was the Land Use Board Legal Counsel.

**Resolution LUB 21-05/Appointment of Land Use Board Legal Counsel**

Motion by Mayor Bernstein, second by Joe Daloisio, was made to appoint Chris Botta, Esq. as Land Use Board Legal Counsel for the year 2021. Hearing no further discussion, Resolution LUB 21-05 was approved.

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On a roll call, the vote on Resolution No. LUB 21-05 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 21-06/Appointment of Land Use Board Engineer**

Motion by Vice Chairman Sirico, second by Councilman Sasso to appoint Mike Vreeland, VanCleef Engineering Associates, LLC as the Land Use Board Engineer. Hearing no further discussion, Resolution LUB 21-06 was approved.

On a roll call, the vote on Resolution No. LUB 21-06 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 21-07/Appointment of Land Use Planner**

Motion by Board member Chairman Quinn, second by Vice Chairman Sirico to appoint Ed Snieckus, Burgis Associates as the Land Use Board Planner. Hearing no further discussion, Resolution LUB 21-07 was approved.

On a roll call, the vote on Resolution No. LUB 21-07 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 21-08/Time and Place of Land Use Board Meetings for 2021**

Motion by Board Member Kistner, second by Alternate Yaccarino to set time and place of meetings for 2021 as amended. As there was no further discussion, Resolution LUB 21-08 was approved.

On a roll call, the vote on Resolution No. LUB 20-08 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein – aye

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**Resolution LUB 21-09/Adoption of By Laws for the Land Use Board**

Motion by Secretary Daloisio, second by Alternate Yaccarino that Resolution LUB 21-09 be approved. On a roll call, the vote on Resolution No. LUB 20-09 was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

**Approval of Minutes from the December 14, and December 16, 2020 Land Use Board Meetings.**

Motion by Secretary Daloisio, second by Board Member Bergen that the Minutes be approved.

On a roll call, the vote on the Minutes was recorded as follows:

 Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

 Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

 Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

 Board Member Kistner – aye Mayor Bernstein - aye

**Resolution**

Application File #LUB 2020-08

Resolution #21-10

Applicant: Hampshire Venture Partners, LLC

Address: 220/230 W. Crescent Avenue, Allendale, NJ 07401

Block: 1005 Lots: 3, 11 & 20

Application: Preliminary Site Plan Approval, Final Site Plan Approval, Minor Subdivision Approval, Variance Relief Pursuant to 40:55D-70C, 40:55-35 and 36

Motion by Secretary Daloisio, second by Board Member Davis that the Resolution be approved.

On a roll call, the vote on the Minutes was recorded as follows:

Board Member Bergen – aye Board Member Lovisolo – aye Alternate Yaccarino - aye

Secretary Daloisio – aye Vice Chairman Sirico - aye Alternate Forbes - aye Board Member Davis – aye Chairman Quinn – aye

Councilwoman Amy Wylczynski, 6 New Street. Allendale stated that she wanted to thank everybody on the Board for their time and due diligence regarding the 220/230 W. Crescent Avenue application. This has been in the works for several years. I’m pleased that everyone from the public and on the Board had their questions answered. Also, I appreciate and congratulate everybody for renewing their positions on the Land Use Board.

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

Councilman Sasso, Land Use Committee, stated this year we will be looking at the construction code making sure it’s clear and that everything is relevant. Anthony Hackett, Construction Code Official is doing a great job. 2021 top priority on the Agenda is to revamp and refresh our noise ordinance. I am eager to hear input from residents and Board Members.

Mayor Bernstein stated Steve Sasso has excelled on this Board, he thinks about it as a Councilman and a resident.

Chairman Quinn stated Anthony Hackett had a question from the new owner of the bank in town. I advised him the new owner is welcome to come in and have a conceptual review with his proposal but Board members will not provide assistance in the development of any proposal for the space/land to be presented to the LUB in the future.

On a motion by Vice Chairman Sirico, seconded by Alternate Yaccarino, with all present members voting in favor, the meeting adjourned at 8:08 p.m.

Respectfully submitted,

 Linda Garofalo

 Linda Garofalo

Land Use Administrator