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 September 21, 2022. 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:

Secretary Daloisio

Board Member Kistner

Councilwoman Lovisolo

Board Member Yaccarino

Vice Chairman Sirico

Chairman Quinn

Alternate Forbes

Alternate Putrino

**ABSENT**:

Board Member Bergen

Mayor Bernstein

The following individuals were also present:

Board Attorney, Chris Botta, Esq.

Board Engineer Michael Vreeland

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Secretary Daloisio, seconded by Vice Chairman Sirico, that the Minutes of the August 24, 2022 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Chairman Quinn – aye, Alternate Forbes – aye.

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**RESOLUTIONS**

Application File No: LUB 2022-17

Resolution No: 22-23

Applicant: Margaret Eske

Address: 14 Oakwood Road, Allendale, NJ 07401

Block: 2202 Lot: 1

Proposed: Addition to existing single family residence consisting of a new front porch and

rear pergola. Pursuant to Section 270-51D

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

Application File No: LUB 2022-18

Resolution No: 22-24

Applicant: Evan Karsch

Address: 37 Carteret Road, Allendale, NJ 07401

Block: 150 Lot: 21

Proposed: Second floor addition over existing garage. Pursuant to 270-64B(2)

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

**PUBLIC HEARINGS**

Application File No: LUB 2022-19

Applicant: Peter Miros

Address: 18 Gloria Drive, Allendale, NJ 07401

Block: 510 Lot: 8

Proposed: Addition and rear deck. Pursuant to 270-37(A)2 and 270-64A(2)

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

Mr. & Mrs. Miros, 18 Gloria Drive, Allendale, NJ and Mr. William Brown, Architect, 241 Madison Avenue, Wyckoff, NJ were all sworn in by Chris Botta.

Mr. Brown stated the property is in the AAA zone and hardship variance approval is being requested. On the left side of the house, there’s a new breakfast area. Sheet A3 – dated October 13, 2021 shows the new library, office with covered porch and breakfast area, kitchen, mudroom,

laundry and garage area. The garage storage area is 7’ 2” but is not a garage. This is all behind

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the existing living room that is a pre-existing nonconforming condition. The deck will be modified, a piece will be used for the covered porch which is open. You cannot see this from the street.

Sheet A1 – shows the front which will be modernized, the porch will be redone and a small garage for storage.

Mike Vreeland stated he reviewed the application and prepared a report dated September 14, 2022.

He asked what will be used for the external finish of the addition?

Mr. Miros stated the entire house will be resided in a grey or blue, natural color.

Mike Vreeland asked if there will be any exterior lighting?

Mr. Brown stated there will be down lighting on the porch.

Mike Vreeland asked if the landscaping will be saved in the front.

Mr. Brown stated yes, if anything is removed it will be replaced.

Mike Vreeland stated some of the items that need to be addressed are downspouts, plot plan, soil movement, site grading and storm water. The applicant’s engineer needs to work with the Borough Engineer on the downspouts.

Mike Vreeland stated an application to Bergen County Soil needs to be submitted if necessary.

An As Built plan is required when the job is complete.

Mr. Brown stated the hardship is the size of the lot, location of the house on the lot, the lot width

(115 feet where 120 feet is required) and the lot is undersized for the zone. The house is shifted 5 feet to the left on the property.

Chairman Quinn stated the pictures that were submitted by the applicant were very helpful.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

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

Chris Botta stated the comments from the Engineer’s report will be incorporated in the Resolution and the request for the applicant to work with the Engineer on storm water and drainage.

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

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Mr. Botta stated this application will be memorialized at the October 19, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

Application File No: LUB 2022-08

Applicant: Borough of Allendale/Hampshire Venture Partners, LLC

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

Block: 1005 Lots: 3.01, 11.01, 20.01, & 20.02

Proposed: Review of the new plans – Amended Site Plan Approval is being requested.

Andy Del Vecchio, Beattie, Padovano, stated this application was first approved at a virtual hearing on January 20, 2021. The warehouse portion of the property is now occupied. Lots 3, 11 & 20 have been subdivided. This is a change of use on the Municipal portion of the property and the Borough will now seek to hire a separate builder to construct the Center, not Hampshire. Hampshire will coordinate construction of the residential aspect with the Municipal aspect of the site to ensure proper work flow.

Mr. Scro, Architect, was sworn in and his credentials accepted by Chris Botta.

Mr. Scro stated the area that has changed is on the left hand side of the proposed Community Center building. The demand for recreation space and a community center has increased post COVID and the Borough has reevaluated the building site to better serve the community. The Borough will control the scheduling of the use of all rooms in the Center.

**Exhibit A1** – the updated rendering was shown on the screen. The external look is now softened. The left is now 1 ½ stories. Materials are consistent with what you see in houses in town. Conventional windows are being used.

Secretary Daloisio stated before you couldn’t see the residential building in the rear of the left side as it was 2 stories. What happens now?

Mr. Scro stated the façade will be similar to the right side of the building and should help to mask it in its entirety. You will see 6–7 feet of the residential building in the rear from the street.

Secretary Daloisio stated this is a great plan.

Mr. Scro stated we try to be as accurate as we can. The softening of the recreation center is a positive.

Board Member Yaccarino stated this looks more like “Allendale.”

**Exhibits:**

A2-Affidavit of Service

A3-black and white architecturals from Z Plus dated August 15, 2022 – 2 sheets

A4-full size site plan, 19 sheets dated September 6, 2022

A5-Beattie Padovano letter dated September 8, 2022 requesting an amendment in the approval.

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Chairman Quinn asked can you talk about the traffic flow within the Center.

Mr. Scro stated the restrooms are on the left side. The right sports side is for play, there will be a kitchen, lobby and senior center.

Chairman Quinn asked if a second story could be added to the community center?

Mr. Scro stated this can be done in the future. The building will be built so that stairs or an elevator can be installed in the future. The builder can require the builder to incorporate into the bid, additional cost to add a second story to the community center.

Secretary Daloisio stated alley way access was a concern. Is it any wider now?

Mr. Scro stated no, it was not widened. It is sufficient in size in case of an emergency at about 6 feet wide.

Mike Vreeland stated he has no comments.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

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

Kevin Webb, Engineer, Langan Engineering was sworn in and his credentials accepted by Chris Botta.

Mr. Webb stated the drawings were prepared by me. Nothing is changed since the virtual meeting. There is a reduced parking demand at the municipal facility. The office component elimination is the reason so parking remains adequate.

Mike Vreeland asked about the proposed easements.

Mr. Webb stated they have been executed.

Secretary Daloisio asked if the generator is still in the same place as proposed?

Mr. Webb stated yes, it can be changed if needed.

Secretary Dalisio asked where will the dumpster be for the community center?

Mr. Webb stated it will be in the same location.

Secretary Dalisio stated there will be more waste with this change in use.

Mr. Webb stated we can make the pad larger or increase the amount of times garbage is picked up.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

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

Mr. Del Vecchio stated I do not have any more witnesses.

Chairman Quinn asked if anyone from the Borough would like to speak question the testimony from the Engineer.

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

Chairman Quinn asked if any member of the public would like to come up and make any comments on the plan amendments and there were none.

Vice Chairman Sirico stated great job with the revised plans.

Secretary Daloisio stated great job with the plans and as I mentioned before, I am still concerned with being able to see the residential building in the rear.

A motion to approve the application was made by Board Member Yaccarino, seconded by Vice Chairman Sirico. Roll Call: Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – recused, Board Member Yaccarino – aye, Vice Chair Sirico – aye, Chairman Quinn – aye, Alternate Forbes – aye, Alternate Putrino – aye.

**DISCUSSION**

Ron Kistner stated the LUB Committee met and discussed some property maintenance issues. Mike Limatola issued a summons for a tree removal issue on an East Orchard Street property and Park & Ivy has a property maintenance issue.

**OPEN TO THE PUBLIC FOR COMMENT**

**ADJOURNMENT:**

On a motion by Board Secretary Daloisio, second by Vice Chairman Sirico, with all members present voting in favor, the meeting was adjourned at 9:10 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo