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 18, 2023. The meeting was called to order at 7:30 PM by Chairman Sirico who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Sirico led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Vice Chairwoman Bergen

Board Member Putrino

Board Member Dalo

Chairman Sirico

Mayor Wilczynski

Alternate Warzala

Alternate Butler

**ABSENT**:

Board Member Kistner

Councilman Daloisio

The following individuals were also present:

Board Attorney, Christopher Botta, Esq.

Board Engineer, Michael Vreeland

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Board Member Putrino, seconded by Board Member Bergen, that the Minutes of the July 19, 2023 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski - aye, Alternate Warzala – aye, Alternate Butler – aye.

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**PUBLIC HEARINGS**

Application File No.: LUB 2023-08

Applicant: Allendale Senior Housing Corp.

Address: Cebak Court, Allendale, NJ 07401

Block: 1708 Lot: 1&9

Proposal: Preliminary & Final Site Plan approval

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

Mayor Wilczynski and Board Member Dalo are recused from this application.

Mr. Whitaker stated the applicant is proposing to construct two additional buildings and 9 parking spaces. This was an area for redevelopment.

Mr. Vincent Barra stated he is the President of Allendale Housing, Inc. We are here tonight for approval for 16 one bedroom units. We have 170 people on a waiting list. We looked at the site and decided we could put in two buildings. This is the most we can fit. There is a need here in Allendale. The Borough and the Mayor & Council is in full support and has given some funding.

Chairman Sirico asked for questions from the Board.

David Hals, Engineer, 111 Middleton Road, Parsippany was sworn in and his credentials accepted by Chris Botta.

Mr. Hals stated he is familiar with the site and he prepared the plans.

**Exhibit A1**-colorized site survey

First Street is on the left side of the drawing. The property is 2.46 acres. There are 8 buildings existing and 16 one bedroom units. 15 units have driveways and one does not. The property is relatively flat.

**Exhibit A2**-colorized proposal

The four one bedroom units are shown. We are adding 10 parking spaces. We maintain the existing pathway. The buildings are all ADA accessible. One handicap stall is proposed on the easterly side of the building. Arborvitae will be used for screening and we will fill in the open areas with arborvitae also. They will be 8-10 feet tall.

In response to the report from Mike Vreeland, comments 4.1 and 4.2 – AC units will be in the rear of the building. No generators are proposed. Exterior lighting – residential lights will be used on the porches and front covered areas. One pole mounted light in the middle area that will be a 15 feet pole and it will have a screening shield. We are proposing 5 units – 7.5 parking

spaces are required. Four spaces exist, we propose 10. We meet the RSIS requirements. Two

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spaces are EV – for electric vehicles. Waste and recycling will be exactly the same as today. 18 trees are to be removed. We are proposing to install 23 green giant arborvitae. Drainage improvements to be provided, the runoff will go to seepage pits on the east and west side of the property. We will comply with Mr. Vreeland’s report.

Comments 4.11-4.15 will be complied with. Comment 4.16 - there will be no negative impact on the adjoining sites. Comment 4.18 – soil will come from an adequate area. No basement is

being constructed.

Comments 4.20-4.25 will be complied with. The sewer belongs to the Borough, they maintain it.

Chairman Sirico asked for questions from the Board.

Board Member Putrino asked about the notation on the plan – 1 service and 1 lateral.

Mr. Hals stated each unit will have their own account.

Chairman Sirico asked about the EV parking space. How will this work?

Mr. Hal stated this is individual power, we need a meter or someone will need to be compensated.

Mike Vreeland stated this is a requirement for the building.

Chairman Sirico asked for questions from the public.

Bruce Davis, 22 Mallinson Street, Allendale stated I support this project. He asked, I see 16 trees to be taken down, where are they?

Mr. Hals stated they are along the property line.

Nancy Cauwenberghs, 58 Mallinson Street, Allendale stated we have been in our home for 40 years. Where is the parking located?

Mr. Hals stated it is in the grey area on the plan.

Nancy Cauwenberghs stated a pathway exists and is made of cinderblock. Is this a requirement now?

Mr. Hals stated I have the site plana and it is not shown on it.

Mike Vreeland stated all my concerns have been addressed.

Mary Fitzpatrick Scro, Z + Architects, 240 W. Crescent Avenue, Allendale was sworn in and her credentials accepted by Chris Botta.

Mrs. Scro stated there will be 2 buildings as shown on Exhibit A3. There are no steps. The units

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are all one bedroom.

Exhibit A4 – rendering on the units.

Chairman Sirico asked for questions from the Board.

Board Member Putrino asked if the bathrooms are ADA accessible.

Mrs. Scro stated yes.

Vice Chairwoman Bergen asked if the AC units are located in the rear?   
  
Mrs. Scro stated yes, and the porch is not elevated.

Chairman Sirico asked for questions from the Board.

Chairman Sirico opened the meeting up for general comment.

A motion to approve the application was made by Board Member Putrino, seconded by Alternate Butler. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Chairman Sirico – aye, Alternate Warzala – aye, Alternate Butler – aye.

Application File No.: LUB 2023-06

Applicant: Barry Poskanzer

Address: 40 Carteret Road, Allendale, NJ 07401

Block 1503.01 Lots: 15 & 14

Proposal: Minor Subdivision – realignment of lot line.

Mr. Whitaker stated this is not a new lot. It’s a realignment of a lot line. Both lots are in the AA zone. The existing lot, where the house is, becomes larger. There will be Deed restrictions – 100 foot setback to be proposed as a stipulation. This will be enforced privately on the Deed.

Mike Vreeland stated he reviewed the application and visited the site. There will be two conforming lots. Their surveyor addressed all concerns.

Chairman Sirico asked for questions from the Board.

Alternate Butler asked what is the reason for the change?

Mr. Whitaker stated Mr. Poskanzer wants his lot to be larger.

Mr. Poskanzer, 40 Carteret Road, Allendale was sworn in by Chris Botta.

Mr. Poskanzer stated when we developed the street, 23 lots were created. The space I am adding will be undeveloped.

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A motion to approve the application was made by Vice Chairwoman Bergen, seconded by Alternate Warzala. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Warzala – aye, Alternate Butler – aye.

Application File No.: LUB 2023-09

Applicant: Giuseppe & Alexandra DePinto

Address: 20 Stone Fence Rd., Allendale, NJ 07401

Block 1503 Lot: 16

Proposal: Single story rear addition to the kitchen & dining area. Pursuant to Code 270-37(A) 2

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

Michael Bet, Architect, 201 E. Ridgewood Avenue, Suite 3, Ridgewood was sworn in and his credentials accepted by Chris Botta.

Mr. Bet stated the setback is 21.78 feet east elevation. We have an existing non-conformity. The applicant has 4 children and there is a need for the addition.

**Exhibit A1** – site survey, sheet GO.1.

Mike Vreeland stated the addition may be in the setback.

This is frame construction, new siding and will be updated.

Chairman Sirico asked if Mike Vreeland’s report has been reviewed?

Mr. Bet stated yes.

Chairman Sirico asked for questions from the Board.

Board Member Putrino asked if the basement will be extended to be the same size as the addition?

Mr. Bet stated yes.

Board Member Putrino asked where do the leaders go?

Mr. Bet stated we were not planning on installing a dry well.

Board Member Dalo asked if any topo is shown?   
  
Mr. Bet stated no.

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Mike Vreeland stated we will require a plot plan if this application is approved.

Mr. Bet stated the applicant agrees to this.

Mike Vreeland stated we visited the site and it didn’t appear that the addition will be visible from the street. An As Built will be required on completion of the job.

Chris Botta stated we ask that you work with the Borough Engineer, Mike Vreeland, in the field.

Chairman Sirico asked for questions from the public.

Chirs Botta stated there is one variance for the side yard. The hardship is the house is angled in an offset way.

Chairman Sirico stated the Resolution will be memorialized on October 18, 2023.

A motion to approve the application was made by Mayor Wilczynski, seconded by Vice Chairwoman Bergen. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Warzala – aye, Alternate Butler – aye.

**OPEN TO THE PUBLIC FOR COMMENT**

Mayor Wilczynski stated the bids have been accepted for the recreation center and are in the hands of the lawyers now.

**ADJOURNMENT:**

On a motion by Board Member Putrino, second by Board Member Dalo, with all members present voting in favor, the meeting was adjourned at 8:48 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Land Use Administrator