

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 July 20, 2022. The meeting was called to order at 7:32 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 Kistner
Board Member Lovisolo
Board Member Yaccarino
Vice Chairman Sirico
Mayor Bernstein
Chairman Quinn

ABSENT:

Alternate Forbes
Alternate Putrino

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 Board Member Yaccarino, seconded by Board Member Kistner, that the Minutes of the June 15, 2022 Land Use Board Meeting be approved. There was no discussion.

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

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PUBLIC HEARINGS:

Application File No: LUB 2022-13
Applicant: TRTD Donuts Allendale, LLC
Address: 9 DeMercurio Drive
Block: 1806 Lot: 2
Proposed: Add drive-thru window and exterior improvements to Dunkin Donuts
(carried from the meeting of June 15, 2022)

The application was withdrawn by the applicant.

Chairman Quinn stated if the applicant returns to the Board they will be starting with a new application.

Application File No: LUB 2022-14
Applicant: Porcelanosa, Inc.
Address: 3 Pearl Court, Allendale, NJ 07401
Block: 601 Lot: 4.01
Proposed: Amended Minor Site Plan approval to install a loading door on the western portion of the building.

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

Ms. Jennifer Berardo, Esquire stated the applicant proposes to install a loading door on the west side of the building. They would like to utilize this property to store tiles.

Mr. Eric Hough, Bertin Engineering, 66 Glen Avenue, Glen Rock was sworn in (via zoom) and his credentials accepted by Chris Botta.

Mr. Hough stated he visited the site and surrounding area. He is familiar with the application. He created the minor site plan drawing.

Exhibit A1-Minor Site Plan, 2 pages, last revised June 24, 2022.

Mr. Hough stated the site has an existing warehouse facility. There are 91 existing parking spaces. We propose a new overhead door, 9 feet wide, 35 x 12 striping is proposed, resulting in a loss of 2 parking spaces. The parking is more than adequate. The design standard states the area should be 12 x 45. The loading zone proposed is 35 feet. We want to retain a 25 foot wide drive aisle. No changes to stormwater or drainage. No changes to lighting on site. No other changes other than the loading door.

Mike Vreeland stated we did not prepare a report but did a site visit. He asked if the reduced size of the loading space is adequate for the size of trucks making deliveries?

Mr. Hough stated yes.

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Mike Vreeland stated the existing stairs will remain and should be incorporated in this application.

Mr. Hough stated yes, this is appropriate.

Chairman Quinn asked for questions from the Board.
Chairman Quinn asked for questions from the public.
Seeing and hearing none, he brought it back to the Board.

Robert Krieger, Architect, Dahn & Krieger, 216 Rt. 17, Rochelle Park was sworn in and his credentials accepted by Chris Botta.

Exhibit A2-SK.01 – Floor plan and elevations, last revised June 27, 2022

Mr. Krieger stated he visited the site and prepared the exhibit. The applicant asked for a 9 x 12 loading door. This door is necessary for the storage of large porcelain slabs.

Chairman Quinn asked is there a loading dock?

Mr. Krieger stated no, we are creating one.

Chairman Quinn asked for questions from the Board.

Secretary Daloisio asked if the door will look the same as the other doors in the building.

Mr. Krieger stated yes.

Chairman Quinn asked for questions from the public.
Seeing and 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 Yaccarino. Roll Call: Board Member Bergen – aye, Board Member Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – 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 August 24, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

Application File No: LUB 2022-15

Applicant: Steven Kang & Tatiana Litvinenko

Address: 137 MacIntyre Lane, Allendale, NJ 07401

Block: 1407 Lot: 15

Proposed: Remove and replace non-conforming existing deck. Side yard setback variance – 270-64A(2)

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Mr. Kang was sworn in by Chris Botta.

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

Mr. Kang stated we propose to replace this 40 year old deck. We are not extending it any further. There will be no tree removal. The closest neighbor is 85 feet away. There is a patio underneath the deck which needs rainscaping, this will run to gutters along the new deck. We would also like to add 200 square feet to the deck which does not require a variance. We hope to add a gazebo, bars and a retractable roof. I don't believe this requires a variance.

Chairman Quinn asked for questions from the Board.

Mike Vreeland stated we visited the site. This deck exists over a patio. Anthony Hackett, the Construction Code Official stated he wanted the deck to be impervious. This is a good idea, it would be an enhancement. He asked if there will be any outdoor lighting?

Mr. Kang stated no.

Chris Botta stated there is a stream encroachment and the property is uniquely shaped.

Mr. Kang stated yes.

Vice Chairman Sirico asked is the covering over the porch considered impervious coverage?

Mike Vreeland stated no.

Chairman Quinn stated thank you for your packet, you did a nice job.

Mr. Kang thanked Linda Garofalo for her assistance with his application.

Chairman Quinn asked are you taking any trees out?

Mr. Kang stated no.

Secretary Daloisio asked will there be new footings and foundation?

Mr. Kang stated yes.

Chairman Quinn asked if the shed is in the steam encroachment area?

Mr. Kang stated yes, the shed is there, it was built with the house. It will remain.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

Seeing and hearing none, he brought it back to the Board.

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A motion to approve the application was made by Board Member Kistner, seconded by Vice Chairman Sirico. Roll Call: Board Member Bergen – aye, Board Member Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – 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 August 24, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

Application File No: LUB 2022-16

Applicant: Larry & Casie Schiffenhaus

Address: 75 Harding Avenue

Block: 506 Lot: 4.01

Proposed: To construct a covered patio at the rear of the home. Rear yard setback variance - 270-57D

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

Larry Schiffenhaus was sworn in.

Eric Kiellar, Architect, Blueline Architecture, 397 Franklin Avenue, Wyckoff was sworn in and his credentials accepted by Chris Botta.

Larry Schiffenhaus stated he wanted to thank Linda Garofalo for her assistance with his application. We got everything completed in two days.

He stated we would like to construct a covered patio at the rear of the home. A small piece of the roof is in the setback. The house was built in 2018.

Mr. Kiellar stated the property is in the ML7 zone.

Exhibit A1-3 pages 21, 22 and 23 dated June 20, 2022.

The property has a unique shape. The angle of the lot causes the corner of the roof to be in the rear yard setback. The new addition will match the existing house.

Chairman Quinn asked about the rendering to the right and if there is a front yard setback issue there?

Mr. Kiellar stated this is a corner lot.

Councilwoman Lovisolo asked if there is a pool proposed?

Larry Schiffenhaus stated yes.

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Mike Vreeland stated the applicant filed for permits for the pool. These applications were taken in and the comments have been answered. This is a technical variance for the setback of the roof.

Chairman Quinn asked if there were arsenic issues on this site as it formally was an apple orchard?

Mike Vreeland stated this was taken care of before construction of the existing house.

Chairman Quinn asked will be any problems with this due to construction and related soil disturbance?

Mike Vreeland stated no.

Chairman Quinn asked if the disturbance of the ground will be an issue during construction?

Mike Vreeland stated no.

Mr. Kiellar stated for the record, in the letter of denial it mentions the distance from the structure to the pool. The distance is 10 feet and it is conforming.

Secretary Daloisio asked did you consider a smaller version for this proposal?

Mr. Kiellar stated no. It would have triggered two variances.

Larry Schiffenhaus stated we are adding privacy screening and a significant amount of landscaping for the pool.

Mike Vreeland stated the landscape plan was prepared by a licensed landscape architect.

Secretary Daloisio asked if there will be any flood lighting?

Mr. Schiffenhaus stated no.

Mike Vreeland stated I'm satisfied with the drainage calculations for the pool.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

Seeing and hearing none, he brought it back to the Board.

Secretary Daloisio stated this is a beautiful addition and will benefit the property.

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

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Mr. Botta stated this application will be memorialized at the August 24, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

DISCUSSION:

REVIEW OF ORDINANCE 22-07 - BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW INFORMATION TECHNOLOGY EQUIPMENT AND NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT

Chris Botta stated any time a Bond Ordinance has impact on the Master Plan and Land Use provisions, it has to come to the Land Use Board to make sure it's consistent with the Master Plan. He will send a letter to the Borough Clerk that the Board approves this Ordinance.

All members present voted in favor of Chris Botta sending a letter to the Borough Clerk.

Councilwoman Lovisolo stated there was a LUB Committee Meeting this morning. Mike Vreeland, Ron Kistner, Anthony Hackett, Mayor Bernstein, Councilman Sasso and legal counsel, when needed are present at these meetings and are a great group.

Residents need to review the Borough Code regarding Tree Removal. There are some issues that are recurring.

Chairman Quinn asked is more information needed in the Tree Ordinance?

Councilwoman Lovisolo stated there are fines. Clear cutting of trees is never looked upon favorably.

I also want to thank Linda Garofalo for always responding quickly to my requests.

Chairman Quinn stated I heard Uno Mas in town is doing well and Restaurant L is also coming back. Both Restaurants are run by the same owner.

OPEN TO THE PUBLIC FOR COMMENT:

Bruce Firkins, 65 Ivers Road asked when is the Board discussing Black Millwork? Will traffic be discussed?

Councilwoman Lovisolo stated I don't know about traffic being discussed.

Chairman Quinn stated this topic is being discussed at our next LUB Meeting on August 24, 2022.

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Chris Botta stated the meeting on August 24th, 2022 is an informational presentation and the modification of the uses within the structure will be discussed. Traffic was discussed when we originally heard the application.

Chairman Quinn stated I will open the meeting to the public for comments. There will be experts here that night also.

Board Member Yaccarino stated I wanted you all to know that password changes are required by our insurance company. This is here to stay. I will send out an email on this.

ADJOURNMENT:

On a motion by Board Member Secretary Daloisio, second by Board Member Bergen, with all members present voting in favor, the meeting was adjourned at 8:50 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo