

LAND USE BOARD
BOROUGH OF ALLENDALE
Municipal Building
500 West Crescent Ave
Allendale, NJ

The Initial Meeting of the Allendale Land Use Board will be held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on January 30, 2018 at 7:00 p.m. Formal action will be taken.

- I. CALL TO ORDER
 - A. Open Public Meetings Act Announcement
 - B. Salute to Flag

- II. OATH OF OFFICE
 - A. Class I – Mayor Elizabeth White (term corresponds with term of office)
 - B. Class II – Ron Kistner (term expiring December 31, 2018)
 - C. Class III – Steve Sasso (term expiring December 31, 2018)
 - D. Class IV – Matt O’Toole (term expiring December 31, 2018)
Patty Davis (term expiring December 31, 2019)
Joseph Daloisio (term expiring December 31, 2020)
Michael Sirico (term expiring December 31, 2020)
Kevin Quinn (term expiring December 31, 2021)
Melissa Bergen (term expiring December 31, 2021)
 - E. Alternates – Tyler Kearl (term expiring December 31, 2018)
Susanne Lovisolo (term expiring on December 31, 2019)

- III. ROLL CALL

- IV. ELECTION OF OFFICERS
 - A. Resolution LUB 18-01: Order of Voting
 - B. Resolution LUB 18-02: Election of Chair
 - C. Resolution LUB 18-03: Election of Vice Chair
 - D. Resolution LUB 18-04: Election of Secretary

- V. RESOLUTIONS
 - A. Resolution LUB 18-05: Appointment of Land Use Board Legal Counsel
 - B. Resolution LUB 18-06: Appointment of Land Use Board Engineer
 - C. Resolution LUB 18-07: Appointment of Land Use Board Planner
 - D. Resolution LUB 18-08: Time and Place of Land Use Board Meetings for 2018

- VI. DISCUSSION
 - A. Role of the Land Use Board
 - B. Responsibilities of Land Use Board Members
 - 1. Training for Land Use Board Members
 - 2. Stormwater Management Training for Land Use Board Members
 - C. Discussion of Application Procedures
 - D. Draft of Land Use Board By-laws

- VII. CORRESPONDENCE FOR REVIEW AND RECOMMENDATION TO MAYOR AND COUNCIL
 - A. Introduced Ordinance 18-04 – An Ordinance to Amend, Supplement and Revise the Code of the Borough of Allendale, Zoning, Chapter 270-37(A)
 - B. Introduced Ordinance 18-05 – An Ordinance to Amend, Supplement and Revise the Code of the Borough of Allendale, Zoning, Chapter 270 and Land Subdivision and Site Plan Review, Chapter 147 Modifying the D-1 Industrial Zone District
- VIII. OPEN TO THE PUBLIC FOR COMMENT
- IX. OTHER
- X. ADJOURNMENT

Borough Website
Borough Bulletin Board

****AGENDA & AGENDA MATERIALS SUBJECT TO CHANGE****

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-01

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Daloisio						
Davis						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

Order of Voting

Be It Resolved by the Land Use Board of the Borough of Allendale, County of Bergen, State of New Jersey that voting order for board in 2018 will be as follows:

- Melissa Bergen
- Joseph Daloisio
- Patty Davis
- Ron Kistner
- Matt O'Toole
- Stephen Sasso
- Michael Sirico
- Elizabeth White
- Kevin Quinn

DATED: _____, 2018

, Chair

ATTEST:

, Secretary

DATED: _____, 2018

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-02

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Davis						
Daloisio						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

Election of Land Use Board Chair

Be It Resolved that _____ is hereby elected Chair of the Land Use Board of the Borough of Allendale for the year 2018.

DATED: _____, 2018

, Chair

ATTEST:

, Secretary

DATED: _____, 2018

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-03

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Davis						
Daloisio						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

Election of Land Use Board Vice Chair

Be It Resolved that _____ is hereby elected Vice Chair of the Land Use Board of the Borough of Allendale for the year 2018.

DATED: _____, 2018

, Chair

ATTEST:

, Secretary

DATED: _____, 2018

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-04

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Davis						
Daloisio						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

Election of Land Use Board Secretary

Be It Resolved that _____ is hereby elected Secretary of the Land Use Board of the Borough of Allendale for the year 2018.

DATED: _____, 2018

, **Chair**

ATTEST:

, **Secretary**

DATED: _____, 2018

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-05

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Davis						
Daloisio						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

Appointment of Land Use Board Legal Counsel

WHEREAS, there exists a need on the part of the Land Use Board of the Borough of Allendale (the “Board”) to appoint legal counsel to represent the Board in such applications and other matters as may, from time to time, come before the Board; and

WHEREAS, the Board has determined that _____ of the law firm _____ is qualified and experienced to be appointed to and to hold such position; and

WHEREAS, the New Jersey Public Contracts Law, N.J.S.A. 40A:11-1, et seq. (“NJPCL”) provides under N.J.S.A. 40A:11-5 that contracts for professionals which exceed the bid threshold in the NJPCL may be awarded without public advertising and bidding therefore; and

WHEREAS, the Board, by adoption of this Resolution wishes to appoint _____ as Land Use Board Legal Counsel from and after the date of adoption of this Resolution until December 31, 2018, or such other time as a successor attorney may be appointed;

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale that _____ be and hereby is appointed as Land Use Board Legal Counsel; and

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-05

BE IT FURTHER RESOLVED that the Land Use Board Chair, the Land Use Board Secretary, Land Use Administrator and the Chief Financial Officer are authorized to take all appropriate actions so as to implement this Resolution.

DATED: _____, 2018

, Chair

ATTEST:

, Secretary

DATED: _____, 2018

DRAFT

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-06

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Davis						
Daloisio						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

Appointment of Land Use Board Engineer

WHEREAS, there exists a need on the part of the Land Use Board of the Borough of Allendale (the “Board”) to appoint an engineer to represent the Board in such applications and other matters as may, from time to time, come before the Board; and

WHEREAS, the Board has determined that _____ of the firm _____ is qualified and experienced to be appointed to and to hold such position; and

WHEREAS, the New Jersey Public Contracts Law, N.J.S.A. 40A:11-1, et seq. (“NJPCCL”) provides under N.J.S.A. 40A:11-5 that contracts for professionals which exceed the bid threshold in the NJPCCL may be awarded without public advertising and bidding therefore; and

WHEREAS, the Board, by adoption of this Resolution wishes to appoint _____ as Land Use Board Engineer from and after the date of adoption of this Resolution until December 31, 2018, or such other time as a successor engineer may be appointed;

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale that _____ be and hereby is appointed as Land Use Board Engineer; and

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-06

BE IT FURTHER RESOLVED that the Land Use Board Chair, the Land Use Board Secretary, Land Use Administrator and the Chief Financial Officer are authorized to take all appropriate actions so as to implement this Resolution.

DATED: _____, 2018

, Chair

ATTEST:

, Secretary

DATED: _____, 2018

DRAFT

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-07

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Davis						
Daloisio						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

Appointment of Land Use Board Planner

WHEREAS, there exists a need on the part of the Land Use Board of the Borough of Allendale (the “Board”) to appoint a planner to represent the Board in such applications and other matters as may, from time to time, come before the Board; and

WHEREAS, the Board has determined that _____ of the firm _____ is qualified and experienced to be appointed to and to hold such position; and

WHEREAS, the New Jersey Public Contracts Law, N.J.S.A. 40A:11-1, et seq. (“NJPCL”) provides under N.J.S.A. 40A:11-5 that contracts for professionals which exceed the bid threshold in the NJPCL may be awarded without public advertising and bidding therefore; and

WHEREAS, the Board, by adoption of this Resolution wishes to appoint _____ as Land Use Board Planner from and after the date of adoption of this Resolution until December 31, 2018, or such other time as a successor planner may be appointed;

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale that _____ be and hereby is appointed as Land Use Board Planner; and

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-07

BE IT FURTHER RESOLVED that the Land Use Board Chair, the Land Use Board Secretary, Land Use Administrator and the Chief Financial Officer are authorized to take all appropriate actions so as to implement this Resolution.

DATED: _____, 2018

, Chair

ATTEST:

, Secretary

DATED: _____, 2018

DRAFT

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-08

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Davis						
Daloisio						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

Time & Place of Land Use Board Meetings for 2018

Whereas, the Open Public Meetings Act, NJSA 10-4-18 et seq. took effect on January 19, 1976; and,

Whereas, the Land Use Board of the Borough of Allendale desires to be in complete compliance with the requirements and spirit of that act.

Now, Therefore, Be It Resolved by the Land Use Board as follows:

1. The schedule of its work session and regular session meetings, copy of which is attached and made part hereof, is hereby adopted for the year 2018;
2. A copy of the schedule shall be:
 - a. Posted and maintained throughout the year on the bulletin board in the Allendale Municipal Building;
 - b. Emailed to The Record and The Ridgewood News newspapers;
 - c. Filed in the Office of the Borough Clerk; and
 - d. Mailed to those who have requested same and have prepaid the sum of \$10.00 fixed to cover the cost of providing such notice.
 - e. Official action may be taken.

DATED: _____, 2018

, **Chair**

ATTEST:

, **Secretary**

DATED: _____, 2018

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 01/30/2018

RESOLUTION# LUB 18-08

**BOROUGH OF ALLENDALE
LAND USE BOARD
2018 MEETING DATES**

The Land Use Board of the Borough of Allendale will hold its meetings on the following dates at the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401. Meetings begin at 7:00 p.m.

MONTH	WORK SESSION	REGULAR SESSION
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		