

December 21, 2017,

A Regular Session Meeting of the Allendale Planning Board was held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on December 21, 2017. Chairman Quinn announced that the Open Public Meetings Act requirements were met by the required posting and notice to publications and called the meeting to order at 8:05 p.m.

PRESENT: Mayor White, Mr. O'Connell, Mr. O'Toole, Councilman Sasso, Mr. Quinn, Mr. Zambrotta.

ABSENT: Chief Scherb, Mr. Daloisio.

Mr. Quinn requested to approve the outstanding prior meeting minutes before reviewing the Master Plan. The first approval was the minutes of the September 14, 2017, Regular Session Meeting. Mr. Quinn asked for any changes or modifications. A motion was made by Mayor White, seconded by Mr. O'Toole. A voice vote was taken and the minutes were approved by members present, Mr. O'Connell abstained. Next for approval was the minutes of the October 16, 2017, Work Session Meeting. Mr. Quinn asked for any changes or modifications. A motion was made by Mr. O'Connell, seconded by Councilman Sasso. A voice vote was taken and the minutes were approved by members present, Mayor White and Councilman Sasso abstained. The final minutes for approval was the September 14, 2017, Special Joint Work Session Meeting. Mr. Quinn asked for any changes or modifications. A motion was made by Mayor White, seconded by Mr. Zambrotta. A voice vote was taken and the minutes were approved by members present, Mr. O'Connell abstained.

Next agenda item to be heard was the Periodic Reexamination Report of the Master Plan and Master Plan Amendment. Mr. Quinn conferred with Mr. Botta that the public was properly noticed and then requested that Mr. Snieckus be sworn in to testify of the proposed changes for the 2017. Mr. Snieckus began with reviewing the Draft Periodic Reexamination of the Master Plan and the Master Plan Amendment book dated December 8, 2017, created by Burgis Associates, Inc. A slide show presentation was made by Mr. Snieckus of key demographic changes to the community, and need to revise the Master Plan to meet the new court mandated requirements. The last Master Plan review was 2005 and the Planning Board went line by line to complete the review. A reexamination was completed in 2011. The proposed changes are required to adopt the settlement agreement for low and moderate-income housing. Mr. Snieckus read into the record line by line the Memorandum he created on behalf of Burgis Associates, Inc. of specific recommended revisions to the plan for the Borough to be in compliance with the settlement agreement. Mr. Quinn asked for any questions or comments from the Planning Board members of Mr. Snieckus. Mr. Quinn began with the question if the settlement had any specific time frames for implementation. Mr. Snieckus confirmed that the time frame for the ordinance amendments in the right sequence is 120 days to make the changes. Mr. Zambrotta asked the question about the starting point which Mayor White answered January 1, 2018. Mr. Snieckus commented that the specific changes to the Master Plan are a starting point but it can be revised further as necessary. Mr. Botta directed everyone to the Joint Public Meeting and Settlement Agreement that has been approved by the courts. Mayor White informed the board the intention was to combine the agreement with the reexamination. Mr. Quinn asked if the Board was to approve the changes tonight would it reset the clock for the Master Plan to be reviewed. Mr. Snieckus informed the Board that this reexamination report was good for a 10 year period but could be revised as needed in the future. There was then discussion of a circulation element in the Master Plan by Mr. Zambrotta and Mayor White regarding bike paths, pedestrians, and the potential use of the trolley line. At the time of the prior reexamination report there was no community support for these projects. Mr. Quinn opened the meeting to the public for any comments, questions or concerns.

Mr. Botta swore in Mark Savastano of 22 Vreeland Place, Allendale. Mr. Savastano questioned if Guardian Angel Church was part of the land use plan for development for the settlement. Mr. Snieckus advised that

it is included as an overlay zone but there are no plans for development at this time. Mayor White informed everyone that overlay zones would only be implemented if there was a change in usage at the identified properties. Mr. Savastano asked why parking in the master plan was not addressed this evening as well as pedestrian safety. Mayor White advised that the Land Use and/or Public Safety Committee which Councilman Sasso is a member would be a more appropriate way to address his concerns. Finally, Mr. Savastano inquired about the map used for the Master Plan which Mr. Snieckus explained how the map was drawn. Mr. Quinn closed the meeting and brought it back to the board for a final discussion.

Mr. Quinn addressed the entire Board to confirm that everyone was in agreement with the changes explained by Mr. Snieckus and not to feel pressured to move it along tonight. Also, he asked if there were any further questions of the Board members. Mr. Zambrotta was in agreement to accept the report as presented along with the changes discussed this evening. Mayor White voiced to the Board that it would be wise to move ahead as it pertains to the approval of the court agreement.

Councilman Sasso asked Mr. Botta if any action is needed from the Mayor and Council if the reexamination was approved tonight. Mr. Botta advised that if the Board was in agreement with the changes they could vote on the Resolution PB 17-15 to Memorialize the Adoption of the Periodic Reexamination of the Master Plan and the Mayor and Council can adopt in the normal course. A motion was made by Councilman Sasso, seconded by Mr. Zambrotta to approve the Master Plan Reexamination Plan. Roll call vote was taken and approved by all present.

APPROVE: Mr. O'Connell, Mr. O'Toole, Councilman Sasso, Mayor White, Mr. Zambrotta, Mr. Quinn.

Mr. Quinn moved to discuss Resolution PB 17-16 an Ordinance to Amend, Supplement and Revise the Code of the Borough of Allendale, Zoning, Chapter 270-159. Mr. Quinn called Mr. Vreeland, the Borough Engineer to address this change to the Borough code. Mr. Vreeland advised the board that this is a specific change in the side yard setbacks for the Allendale Heights project that the Planning Board approved earlier in the year. Mr. Quinn agreed that the changes to the original plans submitted are de minimis and he was in agreement to approve the proposed ordinance change specific to these lots. A motion was made to approve by Mr. Zambrotta, seconded by Mr. O'Toole.

APPROVE: Mr. O'Connell, Mr. O'Toole, Councilman Sasso, Mayor White, Mr. Zambrotta, and Mr. Quinn.

Mr. Quinn moved to discuss Resolution PB 17-17 for the Time and Place of Planning Board Meetings for 2018. Mr. Quinn noted for the Board members that all dates fall on the regularly scheduled calendar days of the third Monday for Work Sessions and the third Thursday for Regular sessions unless there is a conflict with the Mayor and Council or a holiday. A motion was made to approve by Mayor White, seconded by Mr. O'Connell.

APPROVE: Mr. O'Connell, Mr. O'Toole, Councilman Sasso, Mayor White, Mr. Zambrotta, and Mr. Quinn.

Mr. Quinn opened the meeting to the public for any comments, concerns or questions. Hearing none he brought the meeting back to the board.

Mr. Quinn asked for a motion to adjourn the meeting, Mr. O'Connell made a motion, Mr. Zambrotta seconded the motion and the motion was approved by members present. The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Christina Montanye

**RESOLUTION  
PLANNING BOARD OF THE  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

DATE: 12/21/2017

RESOLUTION# PB 17-15

Member	Motion	Second	Yes	No	Abstain	Absent
Daloisio						✓
O'Connell			✓			
O'Toole			✓			
Sasso	✓		✓			
Scherb						✓
White			✓			
Zambrotta		✓	✓			
Quinn			✓			

Carried  Defeated  Tabled

**RESOLUTION TO MEMORIALIZE THE ADOPTION OF THE PERIODIC  
REEXAMINATION OF THE MASTER PLAN AND MASTER PLAN AMENDMENT OF  
THE BOROUGH OF ALLENDALE BY THE BOROUGH OF ALLENDALE PLANNING  
BOARD**

**WHEREAS**, the Borough of Allendale Planning Board has been organized in accordance with N.J.S.A. 40:55D-23 et seq, and;

**WHEREAS**, the Borough of Allendale Planning Board has the statutory power to prepare a Master Plan pursuant to N.J.S.A. 40:55D-28, subject to the obligation to provide for a general reexamination of its Master Plan and development Ordinance and is required to prepare and adopt by Resolution a report on the findings of such reexamination pursuant to N.J.S.A. 40:55D-89, and;

**WHEREAS**, the Borough adopted its most recent Comprehensive Master Plan in 2005, and Allendale's Master Plan has been updated on a regular basis to address development pressures, evolving development patterns, and various judicial, legislative and administrative actions affecting the Borough's land use configuration; and

**WHEREAS**, the 2017 Borough of Allendale Reexamination Report and Master Plan Amendment dated December 8, 2017 ("Reexamination Report"), prepared by Edward Snieckus, Jr., PP, LLA, ASLA, of Burgis Associates, Inc., has been drafted to review the prior 2011 Master Plan Reexamination Report in accordance with the requirements of the New Jersey Municipal Land Use Law (MLUL), Section 40:55D-89, and;

**WHEREAS**, the Reexamination Report ensures that the Borough's planning policies and land use goals and objectives remain current. This Report largely affirms the validity of the goals, objectives and recommendations set forth in the Borough's 2011 Reexamination Report, with updates in advancement of growth and development specific to these planning initiatives, and provides recommendations for modifications to the Borough's Land Use Plan and Zoning Ordinance where circumstances warrant. It also includes an analysis of the most recent community data.

**RESOLUTION  
PLANNING BOARD OF THE  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 12/21/2017**

**RESOLUTION# PB 17-15**

**WHEREAS**, notice was duly given according to the MLUL and a public hearing was held on December 21, 2017, copies of the Reexamination Report were made available for public inspection at least ten (10) days before the date of the hearing, and at the public hearing, the findings of the Reexamination Report were explained to the public by the Board and its professionals and the public had an opportunity to be heard and comment on the report, and;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Allendale, County of Bergen, State of New Jersey, as follows:

1. The Borough of Allendale Planning Board approves and hereby adopts the Reexamination Report dated December 8, 2017, as it has determined that the Master Plan and Reexamination Report as prepared meets and addresses the Borough of Allendale goals and objectives as stated therein; and
2. The Borough of Allendale Planning Board directs that the final Reexamination Report and this Resolution be transmitted to the Borough of Allendale Mayor and Council.

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I hereby certify the above to be a true copy of a Resolution adopted by the Planning Board of the Borough of Allendale on December 21, 2017.



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Michelle Ryan  
Planning Board Secretary

**RESOLUTION  
PLANNING BOARD OF THE  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 12/21/2017**

**RESOLUTION# PB 17-16**

Member	Motion	Second	Yes	No	Abstain	Absent
Daloisio						✓
O'Connell			✓			
O'Toole		✓	✓			
Sasso			✓			
Scherb						✓
White			✓			
Zambrotta	✓		✓			
Quinn			✓			

Carried  Defeated  Tabled

**RESOLUTION RECOMMENDING ADOPTION OF  
ORDINANCE DESIGNATED AS NUMBER 17-17,  
AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE  
BOROUGH OF ALLENDALE, ZONING, CHAPTER 270-159**

WHEREAS, the Planning Board of the Borough of Allendale has received an ordinance designated as Ordinance number 17-17, introduced by the Mayor and Council of the Borough of Allendale on November 16, 2017, which proposes to amend, supplement and revise the Code of the Borough of Allendale, Zoning, Chapter 270-159 with respect to the setback requirements for single-family residential lots to remove reference to §270-64, as set forth in the ordinance.

WHEREAS, said ordinance has been reviewed by the Planning Board of the Borough of Allendale pursuant to N.J.S.A. 40:55D-26; and

WHEREAS, the Planning Board has determined that said ordinance is substantially consistent with the Master Plan of the Borough of Allendale; and

WHEREAS, the Board has determined that the ordinance as proposed should be recommended to the Mayor and Council for adoption,

**RESOLUTION  
PLANNING BOARD OF THE  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

DATE: 12/21/2017

RESOLUTION# PB 17-16

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Allendale that said ordinance is hereby recommended to the Mayor and Council of the Borough of Allendale for adoption as proposed.

DATED: Dec 21, 2017



**KEVIN QUINN, Chairman**

ATTEST: Edward O'Call DATED: December 21, 2017  
**JOSEPH DALOISIO, Secretary**  
Vice Chair

**RESOLUTION  
PLANNING BOARD OF THE  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 12/21/2017**

**RESOLUTION# PB 17-17**

Member	Motion	Second	Yes	No	Abstain	Absent
Daloisio						✓
O'Connell		✓	✓			
O'Toole			✓			
Sasso			✓			
Scherb						✓
White	✓		✓			
Zambrotta			✓			
Quinn			✓			

Carried  Defeated  Tabled

**Time & Place of Planning 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 Planning 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 Planning Board as follows:

1. The schedule listed below of work session and regular session meetings of this public body, hereby adopts the Time & Place of Planning Board Meetings for the year 2018;
2. A copy of the schedule shall be:
  - a. Posted and maintained through the year on the bulletin board in the Allendale Borough Hall, 500 West Crescent Avenue, Allendale, New Jersey 07401
  - b. Mailed at no cost to the following newspapers: The Record & Ridgewood News
  - c. Filed in the Office of the Borough Clerk
  - 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.

(See copy attached and made a part hereof)

I hereby certify the above to be a true copy of a Resolution adopted by the Planning Board of the Borough of Allendale on December 21, 2017.

  
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 Michelle Ryan  
 Planning Board Secretary

**RESOLUTION  
PLANNING BOARD OF THE  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 12/21/2017**

**RESOLUTION# PB 17-17**

**PLANNING BOARD  
BOROUGH OF ALLENDALE  
2018 MEETING DATES**

The Planning Board of the Borough of Allendale will hold its meetings on the following dates at the Allendale Municipal Building, 500 West Crescent Avenue, 2<sup>nd</sup> Floor, Allendale, New Jersey 07401. Meetings begin at 8:00 p.m. Please call the Board Secretary at (201) 818-4400 if there are any questions.

<b>Month</b>	<b>Work Session</b>	<b>Regular Session</b>
January	15	18
February	12	13* (Tuesday)
March	12	15
April	16	19
May	14	17
June	18	21
July	16	19
August	13	16
September	17	20
October	15	18
November	13	14* (Wednesday)
December	17	20