

Land Use Board of the Borough of Allendale  
Initial Meeting Minutes  
January 30, 2018

PRESENT: Kevin Quinn, Michael Sirico, Joseph Daloisio, Mayor Elizabeth White, Administrative Officer Ron Kistner, Councilman Steve Sasso, Melissa Bergen, Patty Davis and Matt O'Toole

ABSENT: None

ALSO PRESENT: Alternate Member Tyler Kearl  
Alternate Member Susanne Lovisolo  
Board Attorney Christopher C. Botta, Esq.  
Board Engineer Michael Vreeland  
Board Planner Ed Snieckus  
Land Use Administrator Susan Karsiotis  
Deputy Municipal Clerk Michelle Ryan

The Initial Meeting of the Land Use Board of the Borough of Allendale was held in the Municipal Building at 500 West Crescent Avenue, Allendale, NJ on January 30, 2018. The meeting was called to order at 7:01p.m. by Mayor White who read the open public meetings statement confirming that adequate notice was provided and the requirements of the Open Public Meetings Act were satisfied.

The Mayor led those present in a salute to the flag.

**OATHS OF OFFICE:**

Mayor White administered the Oaths of Office for the following:

Class I –	Mayor Elizabeth White (term corresponds with term of office)
Class II –	Ron Kistner (term expiring December 31, 2018)
Class III –	Steve Sasso (term expiring December 31, 2018)
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)
Alternates –	Tyler Kearl (term expiring December 31, 2018)
	Susanne Lovisolo (term expiring on December 31, 2019)

**ROLL CALL:**

Mayor White asked for a Roll Call of the newly constituted Land Use Board with the following members present:

Board member Bergen	Councilman Sasso
Board member Daloisio	Board member Sirico
Board member Davis	Mayor White
Board member Kistner	Board member Quinn
Board member O'Toole	

**ORDER OF VOTING AND ELECTION OF OFFICERS:**

**Resolution LUB 18-01/Order of Voting (see attached)**

Motion by Board member Sirico, second by Board member Kistner, that Resolution No. LUB 18-01 be approved.

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On a roll call, the vote on Resolution No. LUB 18-01 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Board member Daloisio - aye	Board member Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Board member Quinn - aye
Board member O'Toole - aye	

**Resolution LUB 18-02/Election of Land Use Board Chair (see attached)**

Motion by Board member Sirico, second by Board member O'Toole, to nominate Kevin Quinn as Chair of the Land Use Board for the year 2018. There were no other nominations. Resolution No. LUB 18-02 was approved.

On a roll call, the vote on Resolution No. LUB 18-02 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Board member Daloisio - aye	Board member Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Board member Quinn - aye
Board member O'Toole - aye	

Chairman Quinn expressed his appreciation. Mayor White then turned the meeting over to Chairman Kevin Quinn.

**Resolution LUB 18-03/Election of Land Use Board Vice Chair (see attached)**

Motion by Councilman Sasso, second by Board member Kistner, to nominate Michael Sirico as Vice Chair of the Land Use Board for the year 2018. There were no other nominations. Resolution No. LUB 18-03 was approved.

On a roll call, the vote on Resolution No. LUB 18-03 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Board member Daloisio - aye	Board member Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Chairman Quinn - aye
Board member O'Toole - aye	

Vice Chairman Sirico expressed his appreciation.

**Resolution LUB 18-04/Election of Land Use Board Secretary (see attached)**

Motion by Mayor White, second by Vice Chairman Sirico, to nominate Joseph Daloisio as Secretary of the Land Use Board for the year 2018. There were no other nominations. Resolution No. LUB 18-04 was approved.

On a roll call, the vote on Resolution No. LUB 18-04 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Board member Daloisio - aye	Vice Chairman Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Chairman Quinn - aye
Board member O'Toole - aye	

Secretary Daloisio expressed his appreciation.

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Chairman Quinn announced that the next order of business pertained to the appointment of professionals to serve the board. The first position to be discussed was the Land Use Board Legal Counsel. Mayor White stated for the record that the Board had been given information for consideration in their packets. Mayor White stated that there were two individuals who put their names forward for consideration of Land Use Board Attorney and that nominations could be made from the floor. The other professional positions to be considered were Board Engineer and Board Planner, and she introduced Borough Engineer Mike Vreeland and Borough Planner Ed Snieckus who were in attendance. Chris Botta, Esq. was also in attendance. Mayor White expressed that these professionals who served the Planning Board did an excellent job and had her complete confidence and recommendation.

**RESOLUTIONS:**

**Resolution LUB 18-05/Appointment of Land Use Board Legal Counsel (see attached)**

Chairman Quinn asked for nominations from the floor, however none were made. Chairman Quinn expressed his confidence in Chris Botta as well. Motion by Chairman Quinn, second by Mayor White, was made to appoint Chris Botta, Esq. as Land Use Board Legal Counsel for the year 2018. Hearing no further discussion, Resolution LUB 18-05 was approved.

On a roll call, the vote on Resolution No. LUB 18-05 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Secretary Daloisio - aye	Vice Chairman Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Chairman Quinn - aye
Board member O'Toole - aye	

Mr. Botta joined the Board on the dais and expressed his appreciation.

**Resolution LUB 18-06/Appointment of Land Use Board Engineer (see attached)**

Motion by Chairman Quinn, second by Board member Kistner to appoint Mike Vreeland as the Land Use Board Engineer. Chairman Quinn stated that Mike Vreeland serves as the Borough Engineer as well as having served as the Planning Board Engineer and he happily endorsed his appointment. Board member Kistner stated that he too has worked closely with Mike on numerous Borough projects over the last few years and Mike has always had the best interests of Allendale in mind. Hearing no further discussion, Resolution LUB 18-06 was approved.

On a roll call, the vote on Resolution No. LUB 18-06 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Secretary Daloisio - aye	Vice Chairman Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Chairman Quinn - aye
Board member O'Toole - aye	

**Resolution LUB 18-07/Appointment of Land Use Planner (see attached)**

Chairman Quinn stated that Ed Snieckus of Burgis Associates was in attendance. The Planning Board had worked with Mr. Snieckus on Master Plan re-writes and he served the Planning Board very well over the years, working diligently on the housing element and housing agreement that the Borough has fostered. Motion by Chairman Quinn, second by Councilman Sasso to appoint Ed Snieckus as the Land Use Board Planner. Councilman Sasso stated that he has had the pleasure of working with both Mr. Vreeland and Mr. Snieckus and that they have always made themselves

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available during Land Use Committee meetings, and he felt there were no two better members to serve the Borough. Secretary Daloisio and Vice Chairman Sirico concurred. Hearing no further discussion, Resolution LUB 18-07 was approved.

On a roll call, the vote on Resolution No. LUB 18-07 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Secretary Daloisio - aye	Vice Chairman Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Chairman Quinn - aye
Board member O'Toole - aye	

Mr. Snieckus expressed his appreciation.

Board deferred discussion of Resolution LUB 18-08 until later in the meeting.

**DISCUSSION:**

Mayor White and Mr. Botta gave an overview of the newly constituted Land Use Board in place of separate Planning and Zoning Boards. Mayor White thanked the volunteers for serving and explained the opportunities for cost-savings as well as providing a more efficient, resident-friendly process. Mayor White introduced Susan Karsiotis, the newly hired part-time Land Use Administrator, who will be assisting residents throughout the entire process. Mr. Botta gave a thorough explanation of the role of the Land Use Board and its members responsibilities. He recommended adoption of by-laws and will prepare for board's review. Mayor White advised the board that borough email addresses for borough business are being setup for each member. It is important to let Mrs. Karsiotis know of attendance at meetings. Distribution of materials and packets will be sent out about one week in advance of meetings for board members' review. Information on mandatory educational courses, which have to be completed within eighteen months and refresher courses for experienced members, has been provided and some are upcoming in Bergen County. Borough will pay for these classes. Mr. Botta advised the board members that borough emails are for dissemination of information, not for deliberation, and if board members visit a site, not to engage in discussion regarding the application with anyone. Mr. Kearl encouraged board members to visit sites and shared his own experience.

Mayor White advised the board that there was one new application submitted to the Zoning Board of Adjustment, which needs to be heard. After thorough discussion, the board decided that the applicant would need to re-advertise their public hearing date before the new Land Use Board, but not have to pay the new fees. Ms. Ryan stated that there is one other pending application from the Zoning Board of Adjustment, but that one needs County approval first, which has not yet been received. The application would be sent to Mr. Botta and Chairman Quinn for their review and guidance.

Chairman Quinn made recommended corrections to the minutes of the December Planning Board meeting, but has not received copy back yet from Planning Board Secretary. Once received, they will need to be voted on.

**RESOLUTIONS:**

**Resolution LUB 18-08/Time and Place of Land Use Board Meeting for 2018 (see attached)**

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Discussion occurred regarding setting meeting dates and start time. After thorough discussion, motion by Board member Kistner, second by Vice Chairman Sirico to set time and place of meetings for 2018 as amended. As there was no further discussion, Resolution LUB 18-08 was approved.

On a roll call, the vote on Resolution No. LUB 18-08 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Secretary Daloisio - aye	Vice Chairman Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Chairman Quinn - aye
Board member O'Toole - aye	

**DISCUSSION:**

Mr. Vreeland advised of the DEP's requirement for boards to have training in stormwater management as part of the Borough's Tier A Municipal Stormwater Permit. Initial training must be done within six months of appointment to board and yearly thereafter. He will work with Land Use Administrator to disseminate information on the online training. Mr. Kistner is Municipal Stormwater Program Coordinator and this is one of the requirements that he submit in his report.

The Board discussed updating application procedures and will use Montvale's and Maywood's websites and forms as a reference.

Mr. Botta will draft by-laws for this board for vote at March meeting.

**CORRESPONDENCE FOR REVIEW AND RECOMMENDATION TO MAYOR AND COUNCIL:**

Chairman Quinn discussed the two introduced land use ordinances, 18-04 and 18-05, that were sent to the board for review. Mr. Botta advised the board of their role in determining whether or not proposed legislation regarding capital improvements and changes in zoning regulations or zoning provisions are in substantial compliance with the Master Plan. Mr. Vreeland and Mr. Snieckus provide input and give their recommendations as requested. Discussion by board takes place at public meetings and a recommendation by the board is given to the Mayor and Council via resolution.

Kevin Quinn advised the board that the Borough's Master Plan was just amended in December 2017. Mayor White stated that binders with Master Plan, Borough Code, Zoning maps are given to each board member.

**Resolution LUB 18-09/Recommendation for Adoption of Introduced Ordinance 18-04, An Ordinance to Amend, Supplement and Revise the Code of the Borough of Allendale, Zoning, Chapter 270-37(A)**

Mr. Botta read introduced Ordinance 18-04, An Ordinance to Amend, Supplement and Revise the Code of the Borough of Allendale, Zoning, Chapter 270-37(A) into the record. It is set for final reading by the Mayor and Council on February 15, 2018. Councilman Sasso explained that this proposed legislation will allow applicants with pre-existing, non-conforming conditions on their property to receive zoning approval without having to spend time and money going before the Land Use Board as long as their application is in compliance with all other zoning codes and regulations. Mr. Snieckus confirmed Councilman Sasso's explanation and stated that the requirements in the proposed legislation prevent expansion of the pre-existing, non-conforming conditions to protect neighbor's rights. The Zoning Officer will review for compliance. Mr. Vreeland will provide

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professional input as necessary. Mrs. Karsiotis will work with all parties involved. Mr. Snieckus offered for the record that in his professional opinion the proposed legislation was consistent with the Master Plan. After thorough discussion by the board, the board agreed to send a favorable recommendation to the Mayor and Council.

Motion by Secretary Daloisio, second by Vice Chairman Sirico that Resolution LUB 18-09 be approved.

On a roll call, the vote on Resolution No. LUB 18-08 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Secretary Daloisio - aye	Vice Chairman Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Chairman Quinn - aye
Board member O'Toole - aye	

**Resolution LUB 18-10/Recommendation for Adoption of Introduced Ordinance No 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**

Chairman Quinn asked Mr. Botta to highlight the provisions of this proposed legislation, which amends the D-1 Industrial Zone, to allow for limited outdoor storage. Mr. Botta stated that it defines and puts regulations on what the limited outdoor storage at warehouse and self-storage facilities can be. Mr. Snieckus stated that he helped craft this proposed legislation, which grew from the Master Plan Reexamination Report's recommendations to improve upon existing conditions and allow for additional uses such as self-storage or warehouse facilities in the D-1 Industrial Zone. This proposed legislation clearly and concisely defines regulations and adds standards for self-storage and warehouse facilities such as parking standards. Mayor White stated that borough-owned 220 and 230 as well as privately-owned 240 and 260 West Crescent are the only properties in this zone. Mr. Snieckus further stated that as this is a light industrial zone, the proposed legislation is an appropriate use. Efforts were made by the Borough to ensure that there were specific requirements to control uses and setbacks including prohibiting storage of flammable materials, establishing residences, office space usage, and "drop" shipping. Further, hours of operation and permitted accessory uses were established. Mr. Snieckus offered for the record that in his professional opinion the proposed legislation was consistent with the Master Plan. Mayor White complimented Mr. Snieckus for his thorough research and good work. Councilman Sasso thanked Borough Attorney Tom Bouregy for all his hard work too. Chairman Quinn asked if this was anticipatory usage since there are currently no existing self-storage facilities. Mayor White confirmed that Chairman Quinn was correct. Mr. Kearl asked if there were any stipulations addressing lighting. Mr. Snieckus said that while it is not addressed here in this amendment he believed that lighting standards were addressed in the full ordinance and that if an applicant wanted to convert a building to self-storage they would likely have to go before this board to get site plan approval and it would have to be addressed then, safeguards could be put in then. Chairman Quinn said that now there are initial ground rules in place for any application that may come in the future. Mr. Snieckus stated that it was always better to have regulations. After thorough discussion by the board, the board agreed to send a favorable recommendation to the Mayor and Council.

Motion by Secretary Daloisio, second by Board member Kistner that Resolution No. LUB 18-10 be approved.

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On a roll call, the vote on Resolution No. LUB 18-08 was recorded as follows:

Board member Bergen - aye	Councilman Sasso - aye
Secretary Daloisio - aye	Vice Chairman Sirico - aye
Board member Davis - aye	Mayor White - aye
Board member Kistner - aye	Chairman Quinn - aye
Board member O'Toole - aye	

**PUBLIC COMMENTS:**

**Michael Mahle of 246 Park Ave, Allendale**

Supportive of the new board. Regarding Ordinance 18-05, he believes that the Borough can do better than a self-storage facility. He manages one in another community and believes that the town should consider aesthetics, policing issues, vagrants, lighting, trucking volume especially near schools, weight and lengths of trucks and impact on road conditions before passage. He inquired about the number of stories the buildings would be and the impact lighting will have on the area. Chairman Quinn responded that the Borough does have height standards and the Planning Board had a long tradition of upholding standards. He further stated that should an applicant want to put in a self-storage facility, they would need to come before the Land Use Board and all the concerns would be addressed at that time. Chairman Quinn thanked Mr. Mahle for his insightful comments. Mr. Snieckus stated that the current height standard is two and one-half stories, which is not being changed.

**Mark Savastano of 22 Vreeland Place, Allendale**

Congratulations to the new board. Mr. Savastano wanted to know if a self-storage facility was going on the back part of the property at the addresses that were mentioned previously. Mayor White responded that there is no storage facility or application and that this is being done if this should come in the future. Councilman Sasso responded that as part of the Fair Share Housing settlement the D-1 zone had to be looked at and that it was wise to review in entirety. Mr. Savastano stated that his major concern was tractor trailer traffic imposing on the residents in the neighborhood as well as the center of town. It would be an improvement not to have tractor trailer traffic and that eliminating that issue should be considered. He shared that he was recording the meeting to share with the public. Mr. Savastano inquired how the board members were appointed and Mr. Botta responded that they are mayoral appointments. Mayor White stated that it a statutory mayoral appointment and that the board members either expressed interest or came recommended for their expertise. Mr. Savastano thanked the board and wished them good luck.

Chairman Quinn asked if any other members of the public wished to be heard and seeing none, he brought the meeting back to the board.

Chairman Quinn thanked the board for their confidence by making him Chairman and looked forward to working with everyone. Seeing no further comments from the board, on motion by Mayor White, second by Vice Chairman Sirico, with all members present voting in favor, the meeting was adjourned at 8:30pm.

Respectfully submitted,

Susan Karsiotis  
Land Use Administrator

**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: 1.30, 2018



Kevin Quinn, Chair

ATTEST:

  
Joseph Daloisio, Secretary  
 Joseph Daloisio

DATED: 1.30, 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 Kevin Quinn is hereby elected Chair of the Land Use Board of the Borough of Allendale for the year 2018.

DATED: 1.30, 2018



Kevin Quinn, Chair

ATTEST:



, Secretary

Joseph Daloisio

DATED: 1.30, 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 Michael Sirico is hereby elected Vice Chair of the Land Use Board of the Borough of Allendale for the year 2018.

DATED: 1.30, 2018



Kevin Quinn, Chair

ATTEST:



, Secretary

Joseph Daloisio

DATED: 1.30, 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 Joseph Daloisio is hereby elected Secretary of the Land Use Board of the Borough of Allendale for the year 2018.

DATED: 1.30, 2018

  
 \_\_\_\_\_, Chair  
 Kevin Quinn

ATTEST:

  
 \_\_\_\_\_, Secretary  
 Joseph Daloisio

DATED: 1.30, 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 Christopher C. Botta of the law firm Botta Angeli 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 Christopher C. Botta 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 Christopher C. Botta 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: 1. 30, 2018

  
\_\_\_\_\_  
Kevin Quinn, Chair

ATTEST:

  
\_\_\_\_\_  
Joseph Dalaisio  
Secretary

DATED: 1. 30, 2018

**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						
Lovisollo - 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 Michael G. Vreeland of the firm Guerin & Freeland 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 Michael G. Vreeland 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 Michael G. Vreeland 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: 1-30, 2018



Kevin Quinn, Chair

ATTEST:



Joseph Dalaisio, Secretary  
Joseph Dalaisio

DATED: 1.30, 2018

**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 Edward J. Snieckus of the firm Burgis Associates, Inc. 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 Edward J. Snieckus 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 Edward J. Snieckus 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: 1.30, 2018

  
\_\_\_\_\_  
Kevin Quinn, Chair

ATTEST:

  
\_\_\_\_\_  
Joseph Daloisio, Secretary

DATED: 1.30, 2018

**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						
Lovisollo - 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: 1. 30, 2018

  
 \_\_\_\_\_  
 Kevin Quinn, Chair

ATTEST:

  
 \_\_\_\_\_  
 Joseph Daloisio, Secretary

DATED: 1. 30, 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, 2<sup>nd</sup> Floor, Allendale, New Jersey 07401. Meetings begin at 7:30 p.m.

<b>MONTH</b>	<b>WORK SESSION</b>	<b>REGULAR SESSION</b>
<b>February</b>		13th
<b>March</b>	19th	21st
<b>April</b>	16th	18th
<b>May</b>	14th	16th
<b>June</b>	18th	20th
<b>July</b>	16th	18th
<b>August</b>	13th	15th
<b>September</b>	17th	19th
<b>October</b>	15th	17th
<b>November</b>	13th	14th
<b>December</b>	10 <sup>th</sup>	12th

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

**DATE: 01/30/2018**

**RESOLUTION# LUB 18-09**

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

**RECOMMENDATION FOR ADOPTION OF INTRODUCED ORDINANCE NO. 18-04, AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, ZONING, CHAPTER 270-37(A)**

WHEREAS, the Land Use Board of the Borough of Allendale has received an ordinance designated as Ordinance number 18-04, introduced by the Mayor and Council of the Borough of Allendale on January 11, 2018, which proposes to amend, supplement and revise the Code of the Borough of Allendale, Zoning, Chapter 270-37(A) in its entirety to allow any non-conforming principal or accessory residential structure to be altered or enlarged without Land Use Board approval subject to certain conditions, as set forth in the ordinance; and

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

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

**DATE: 01/30/2018**

**RESOLUTION# LUB 18-09**

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

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

**NOW THEREFORE, BE IT RESOLVED** by the Land Use 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: 1-30, 2018



Kevin Quinn, Chair

ATTEST:

  
Joseph Dalosio, Secretary

DATED: 1-30, 2018

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

DATE: 01/30/2018

RESOLUTION# LUB 18-10

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

**RECOMMENDATION FOR ADOPTION OF INTRODUCED ORDINANCE NO. 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**

WHEREAS, the Land Use Board of the Borough of Allendale has received an ordinance designated as Ordinance number 18-05, introduced by the Mayor and Council of the Borough of Allendale on January 11, 2018, which proposes 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 to expand the range of uses in the D-1 Industrial Zone District to add limited warehouse and self-storage uses to the primary intended uses and add accessory uses such as limited outdoor storage, as set forth in the ordinance; and

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

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

**DATE: 01/30/2018**

**RESOLUTION# LUB 18-10**

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

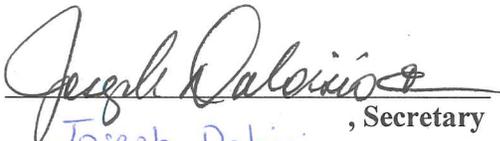
WHEREAS, the Land Use Board has determined that the ordinance as proposed should be recommended to the Mayor and Council for adoption.

**NOW THEREFORE, BE IT RESOLVED** by the Land Use 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: 1.30, 2018

  
\_\_\_\_\_  
Kevin Quinn, Chair

ATTEST:

  
\_\_\_\_\_  
Joseph Dabisio, Secretary

DATED: 1.30, 2018