

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 February 13, 2019. The meeting was called to order at 7:30 p.m. by Chairman Quinn who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Quinn led those present in a salute to the flag.

ROLL CALL:

The following individuals answered roll call:

Board Member Bergen	Vice Chairman Sirico
Board Member Davis	Mayor Bernstein
Board Member Kistner	Chairman Quinn
Board Member Lovisolo	Alternate Kearl
Councilman Sasso	

The following individuals were also present:

Board Attorney, Christopher C. Botta, Esq.
Land Use Administrator, Linda Garofalo

Board Member Susanne Lovisolo was sworn in replacing Matt O’Toole. Chairman Quinn thanked Mr. O’Toole for his service to the LUB and wished him success on his appointment to the Borough Council.

RESOLUTIONS:

- A. LUB 19-10: Resolution of Approval
Application File No: LUB 2018-11
Applicant: Bilmar Properties, LLC
Address: 240 Crescent Avenue, Allendale, New Jersey 07401
Block: 1005 Lots: 1 & 2
Application: Major Preliminary and Final Site Plan Approval

A Motion was made by Board Member Kistner, second by Board Member Bergen to approve the Resolution of Approval, Resolution LUB 19-10.

On a roll call, the vote was recorded as follows:

Board Member Bergen - aye	Vice Chairman Sirico - aye
Board Member Davis - aye	Mayor Bernstein - aye
Board Member Kistner - aye	Chairman Quinn - aye
Board Member Lovisolo - aye	Alternate Kearl - aye
Councilman Sasso – aye	

Page 2-LUB Minutes-February 13, 2019

LUB19-11: Resolution of Approval
Application File No: 2018-12
Applicant: Hitachi Chemical Advanced Therapeutics Solutions, LLC
Address: 75 Commerce Drive, Allendale, New Jersey 07401
Block: 702 Lot: 17
Application: Amended Minor Site Plan Approval

A Motion was made by Councilman Sasso, second by Board Member Davis to approve the Resolution of Approval, Resolution LUB 19-11.

On a roll call, the vote was recorded as follows:

Board Member Bergen - aye	Vice Chairman Sirico - aye
Board Member Davis - aye	Mayor Bernstein - aye
Board Member Kistner - aye	Chairman Quinn - aye
Board Member Lovisolo - aye	Alternate Kearl - aye
Councilman Sasso - aye	

APPROVAL OF MINUTES:

Motion by Board Member Davis, second by Board Member Bergen that the Minutes of January 16, 2019 Land Use Board Meeting were approved.

On a roll call, the vote was recorded as follows:

Board Member Bergen - aye	Vice Chairman Sirico - aye
Board Member Davis - aye	Mayor Bernstein - aye
Board Member Kistner - aye	Chairman Quinn - aye
Board Member Lovisolo - aye	Alternate Kearl - aye
Councilman Sasso - aye	

Mayor Bernstein stated a Special Meeting is scheduled for March 11, 2019 at 7:30 pm. We are in the process of introducing an ordinance to be referred to the Land Use Board.

Councilman Sasso gave an update on the Land Use Committee. He stated that Allendale Heights on East Crescent, there have been three homes built and sold. Couch Court, one house is under contract and framed, the second house is in the process. Also, the Land Use Committee had a discussion about updating the outdoor café regulations.

Chris Botta stated regarding 151 Park Avenue, we had the trial and this Board denied the variance relief for moving ahead without a garage. The judge said the Land Use Board was completely justified in denying the variance relief. The applicant must comply with the Zoning Ordinance which requires a garage. They are allowed to build the garage on the side of the house instead of in the extreme rear of the house. This will be a smaller garage. This was a good victory for the Board and the Borough. There's no timeline on this decision.

Page 3-LUB Minutes-February 13, 2019

Chris Botta stated both Mayor Bernstein and Councilman Sasso are recused from the following two applications.

PUBLIC HEARINGS:

- A. Application File No: LUB 2018-13
Applicant: Andrew & Mitzi Knapp
Address: 69 Canaan Place, Allendale, New Jersey 07401
Block: 1405 Lot: 4
Application: Addition to living space and portico to West side of the dwelling 270-64 (B) (2)

Chris Botta stated the notices are in order and we are ready to move forward.

The applicants were sworn in and stated we are looking to expand our house, add an additional bedroom over the garage area, add a master bedroom suite and add to the back of the garage. There are arborvitae on the property line, the privacy screen will not be touched. This is a hardship variance request resulting from the ordinance required expanded side yard setback caused by the needed home expansion. The incursion into the expanded side yard setback is minimal.

Mr. Vreeland stated the Borough's ordinance has an enhanced side yard setback requirement. They are not expanding the footprint significantly but the setback has become greater. There's no expansion going any closer to the property line and there is an addition going behind the house. The house located to the West shows two adjacent driveways, there's a buffer there. We are concerned with storm water runoff and making sure we don't discharge onto the street and we don't have any negative impact on the adjacent properties. We would recommend that there's a downspout that discharges onto the driveway and that the other downspouts that discharge into the ground go to the seepage pits.

Chairman Quinn stated you will still have a garage, correct?

Mr. Knapp responded yes.

Mr. Knapp stated in order for us to build the addition, we are building over the garage and following the lines of the existing structure. None of the current landscaping will be removed.

Mr. Vreeland stated the existing house has a T shape out the back. This is not visible from the street.

Chairman Quinn asked for questions from the Board and there was discussion over the aspects of the home renovation and side yard impact. There were no questions from the public.

Alternate Kearl stated I don't think that two feet is too much of an increase of a side yard setback.

Page 4-LUB Minutes-February 13, 2019

A Motion was made by Board Member Kistner, second by Vice Chairman Sirico to approve the application.

On a roll call, the vote was recorded as follows:

Board Member Bergen - aye	Vice Chairman Sirico - aye
Board Member Davis - aye	Chairman Quinn - aye
Board Member Kistner - aye	Alternate Kearl - aye
Board Member Lovisolo - aye	

- B. Application File No: LUB 2019-01
Applicant: Christopher & Courtney Lanzalotto
Address: 18 Albert Road
Block: 408 Lot: 18
Application: Side Yard Setback (270-64B (2) and Front Yard Setback 270-54B

The Architect and Mrs. Lanzalotto were sworn in. Mr. Botta stated the notices are in order and the application is ready to be heard.

Kevin Martin, Architect, 226 W. Allendale Avenue, Allendale, NJ 07401 stated we propose to remove the deck and add a living room off the rear of the existing home. We also propose to convert the existing garage into a family room and add a new two car garage. On the second floor we plan to add two more bedrooms. The closest neighbor is about 200 feet away and it is the rear yard of the adjoining properties. The hardship is the shape of the lot and placement of the existing house. Anything we do on the right side of this home is a problem due to the enhanced side yard setback requirement.

Mr. Vreeland stated there is a severe angle on the side yard. There are no gutters or downspouts, is that something that's going to be added? Without gutters the runoff hits the ground and goes into the ground. We don't want to see downspouts piped directly into the road or onto the driveway. I'd like to see an underdrain to the proposed raingarden. The width of the curb cut is slightly larger than what we allow. This is not a problem.

Mrs. Lanzalotto responded yes, when we purchased the house it did not have gutters on it but they will be added.

Chairman Quinn asked for questions from the Board, and there was discussion about the unique shape of the property to the right side of the existing house. One member of the public was heard.

Steve Amarante, owner of a neighboring property, stated he's in favor of their expansion. We had to do the same thing to our house a few years ago.

Alternate Kearl stated it's unique because of the distance to the house behind them being so far away. This is important to note.

Mr. Botta stated the stipulations are a soil moving permit is required. The storm water runoff and raingarden size and characteristics are to be reviewed in the field by the Engineer in

Page 5-LUB Minutes-February 13, 2019

conjunction with the applicant.

A Motion was made by Board Member Lovisolo, second by Board Member Davis to approve the application.

On a roll call, the vote was recorded as follows:

Board Member Bergen - aye	Vice Chairman Sirico - aye
Board Member Davis - aye	Chairman Quinn - aye
Board Member Kistner - aye	Alternate Kearl - aye
Board Member Lovisolo - aye	

OPEN TO THE PUBLIC FOR COMMENT: none

CORRESPONDENCE: none

ADJOURNMENT:

On a motion by Vice Chairman Sirico, second by Board Member Bergen, with all present members voting in favor, the meeting adjourned at 8:42 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator

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

DATE: 2/13/19

RESOLUTION# LUB 19-10

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen		✓	✓			
Daloisio						✓
Davis			✓			
Kistner	✓		✓			
Lovisolo			✓			
Sasso			✓			
Sirico			✓			
Bernstein			✓			
Quinn			✓			
Kearl – Alternate			✓			

Carried Defeated Tabled

RESOLUTION LUB 19-10

**LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
APPLICATION FOR VARIANCE AND SITE PLAN APPROVAL FOR
BILMAR PROPERTIES, LLC
BLOCK 1005, LOTS 1 & 2
(a/k/a 240/260 WEST CRESCENT AVENUE)**

WHEREAS, the applicant, BILMAR PROPERTIES, LLC, with a business address of 240 West Crescent Avenue, Allendale, NJ, is the owner of property at 240 & 260 West Crescent Avenue, Allendale, NJ, (Block 1005, Lots 1 & 2) and has applied for variance and waiver relief, as well as preliminary and final site plan approval, in connection with this property (the "Property"); and

WHEREAS, the Land Use Board has reviewed the evidence and testimony of the Applicant, and its professionals, including Engineering and Architectural plans, and the testimony of other interested parties desiring to be heard at its public meeting on January 16,

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

DATE: 2/13/19

RESOLUTION# LUB 19-10

2019, and Public Notice having been given by the Applicant in accordance with the requirements of the Municipal Land Use Law; and

WHEREAS, the Land Use Board has reviewed the testimony provided to it by its Engineer, and considered input from its personnel and professionals; and

NOW THEREFORE BE IT RESOLVED by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. The Property is located in the D-1 (Industrial) Zone District, and it is pre-existing nonconforming. This zone provides for office, light manufacturing, processing and assembly operations, together with wholesale sales and display rooms necessarily pertinent thereto. The application was submitted in evidence.
2. The subject property is currently developed with two multi-use buildings and associated amenities. The buildings contain office, warehouse and storage space.
3. There are several pre-existing non-conforming conditions on the site as follows: Lot 1 is less than the required 2 acre minimum (Section 270-75B); both buildings encroach into the required 100 foot front yard setback (Section 270-75C); building No. 260 encroaches into the required 50 foot side yard setback (Section 270-75D); outdoor storage is located within the front yard of Lot 1 (Section 270-77B(2)).
4. The application and plans propose a one-story rear building addition on Lot 2 (Building 240) of 7700 square feet, expansion and reconfiguration of site parking and traffic flow, and changes to the contractor yard.
5. The application seeks variance relief by continuing/proposing 9 ft by 18 ft parking stalls, which is less than the required 10 ft by 20 ft. parking stall.
6. The application also requires variance relief to allow/continue outdoor storage within 10 feet of the side lot line, which runs adjacent to the train line.
7. The Applicant presented testimony from its Architectural expert, Mary Scro, and the Board accepted plans prepared by Z+ Architects dated August 20, 2018. Ms. Scro was sworn and recognized by the Board as an expert in her field. She testified as to the

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

DATE: 2/13/19

RESOLUTION# LUB 19-10

proposed addition to the rear of the property which will add office and warehouse space consistent with the present use, and that the addition would be compatible with the existing structure.

8. The Applicant presented testimony from its Engineering expert, Thomas G. Stearns, III of GB Engineering, LLC and the Board accepted in evidence engineering plans prepared by GB Engineering, LLC dated June 15, 2018. Mr. Stearns was sworn and recognized by the Board as an expert in his field. He testified as to the present conditions, and proposed site plan improvements, including the engineering plans submitted as part of the Application. Mr. Stearns testified that the proposed 7700 square foot addition would be one-story and directly behind and attached to the existing structure at the 240 building. He also testified as to the proposed reconfiguration of the parking lot and traffic flow. He further testified as to the beneficial improvements to traffic flow, safety for parking and the organization of the outdoor storage area that the application would create, as well as landscaping improvements. Mr. Stearns testified that two new seepage pits would connect to the existing on-site stormwater management and that this would comply with stormwater management regulations. Mr. Stearns addressed the fact that 9 ft by 18 ft parking stalls were accepted under the RSIS, and that there would be no detriment to this size parking stalls. Mr. Stearns also addressed the issues raised by the Borough Engineer in his application review memo.
9. The Applicant presented testimony from an owner/occupier, Mark Borst, who testified as to the present uses and future uses on the site, which will be compatible. He also testified that the proposed traffic and parking changes would better organize the site, and that he has never had any difficulty with the 9 ft X 18 ft parking stalls on site.
10. Allendale Borough Engineer, Michael Vreeland, P.E. reviewed the submissions by the applicant and prepared a Memorandum dated December 10, 2018. The Memorandum was in evidence and reviewed and examined by the members of the Land Use Board. Mr. Vreeland testified that in his opinion the existing non-conformities would not be impacted by the proposed addition. Further, Mr. Vreeland testified about the proposed traffic flow and parking changes sought on the site and made recommendations to the Board concerning these proposed changes, as well as recommended conditions to apply to any approval of the application.
11. No members of the public appeared in connection with the application.
12. Based upon the evidence and testimony presented, the Board concludes that the application, variances and waivers requested would improve the aesthetics and

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

DATE: 2/13/19

RESOLUTION# LUB 19-10

functionality of the property, the grant of the variances would promote or advance the purposes of the Municipal Land Use Law, and the benefits of such variances and waivers outweigh any detriment. It is determined that for the applicant to now comply with the smaller parking stall size and aisle width, and to remove the outdoor storage along the side lot line would be a hardship, as the building and storage area is a lawfully existing structure and use in its current location, and these issues and variances have never presented a problem on site. The evidence and testimony support the fact that these hardships associated with the present condition of the property and premises greatly outweigh the negative criteria to the Borough zoning ordinances and the zone plan and surrounding neighborhood. In addition, the variances and waivers requested will not excessively expand the present non-conforming conditions. Further, the traffic flow on site will be improved with the application.

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants approval of the requested variances and waivers, and grants preliminary and final site plan approval, subject to the following conditions, which shall be complied with prior to the issuance of a construction permit:

A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be paid in full to the Borough of Allendale by the applicant.

B. Applicant shall comply in all respects with all applicable State, County and Municipal codes, ordinances, rules and regulations, and remain subject to all other governmental approvals prior to development.

C. Approval and/or issuance of a waiver by the Bergen County Planning Board.

D. Plans to be amended to close off access with a curb from the site to the adjacent property owned by the Borough of Allendale, and to add a landscape/fencing buffer between the existing lots, both to be reviewed and approved by the Borough Engineer

E. Plans to be amended to expand the aisle width to twenty-five (25) feet in the front of the 240 building, and the removal of four (4) parking stalls in the front northwest corner of the 240 building.

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

DATE: 2/13/19

RESOLUTION# LUB 19-10

F. The submission of stormwater calculations for the review and approval of the Borough Engineer.

G. Approval by the Borough of Allendale Police Chief and the Borough of Allendale Fire Chief/Fire Prevention Bureau.

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby determines that the variances hereby granted constitute a "hardship" variance under N.J.S.A. 40:55 D-70C.(1), due to the unique characteristics of the property, the pre-existing conditions, and the existing non-conformities. The Board also determines that the variances hereby granted are permitted under N.J.S.A. 40:55 D-70C.(2), in that the grant of these variances promote or advance the purposes of the Municipal Land Use Law and the benefits of such deviation outweigh any detriment.

BE IT FURTHER RESOLVED that in granting such variances the Board finds and concludes that the grant of approval of these variances pose no substantial detriment to the public good and that the benefits of the deviations substantial outweigh any detriment. The Board also concludes that the grant of the variances will not substantially impair the intent and purpose of the Allendale zone plan and zoning Ordinances.

BE IT FURTHER RESOLVED construction shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicant and its experts, and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

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

DATE: 2/13/19

RESOLUTION# LUB 19-10

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

Approved:

ALLENDALE LAND USE BOARD



KEVIN QUINN, Chairman

Attest:



JOSEPH DALOISIO, SECRETARY

Michael Sirico, Vice Chair

Adopted: February 13, 2019

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

DATE: 2/13/19

RESOLUTION# LUB 19-11

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Daloisio					✓	✓
Davis		✓	✓			
Kistner			✓			
Lovisolo			✓			
Sasso	✓		✓			
Sirico			✓			
Bernstein			✓			
Quinn			✓			
Kearl – Alternate			✓			

Carried Defeated Tabled

RESOLUTION LUB 19-11

LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
APPLICATION FOR VARIANCE AND AMENDED SITE PLAN APPROVAL
FOR HITACHI CHEMICAL ADVANCED
THERAPEUTICS SOLUTIONS, LLC
BLOCK 702, LOT 17
(a/k/a 75 COMMERCE DRIVE)

WHEREAS, the applicant, HITACHI CHEMICAL ADVANCED THERAPEUTICS SOLUTIONS, LLC, with a business address of 75 Commerce Drive, Allendale, NJ, is a tenant at 75 Commerce Drive, Allendale, NJ, (Block 702, Lot 17) and has applied for variance and waiver relief, as well as preliminary and final site plan approval, in connection with this property (the "Property"); and

WHEREAS, the Land Use Board has reviewed the evidence and testimony of the Applicant, and its professionals, including Engineering and Architectural plans, and the

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

DATE: 2/13/19

RESOLUTION# LUB 19-11

testimony of other interested parties desiring to be heard at its public meeting on January 16, 2019, and Public Notice having been given by the Applicant in accordance with the requirements of the Municipal Land Use Law; and

WHEREAS, the Land Use Board has reviewed the testimony provided to it by its Engineer, and considered input from its public safety personnel and professionals; and

NOW THEREFORE BE IT RESOLVED by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. The Property is located in the EM Zone District, and it is pre-existing nonconforming. This zone provides for mixed industrial and low/moderate income residential dwelling development. The application was submitted in evidence.
2. The subject property is currently developed on 8.9 acres with a multi-tenant building and associated amenities. The building contains office, manufacturing and storage space. The applicant has been a tenant at the building since June 2018 and is expanding operations in the area.
3. There are three pre-existing non-conforming conditions on the site as follows: the number of existing parking spaces is less than required, as 403 are required by Code, and 308 are presently existing and 307 are proposed with this application; parking stalls on site are currently 9 ft by 18 ft, which is less than the 10 ft by 20 ft parking stalls required by Code; and the present building setback from Commerce Drive is 27 feet, which is less than the required 30 feet setback required by Code.
4. The application and plans propose minor site plan changes to the existing commercial building to accommodate the installation of two (2) emergency generators, a liquid nitrogen tank, and associated equipment at the site, which will result in a decrease of one (1) parking stall from 308 spaces to 307 spaces.
5. Thus, the application proposes to add to the pre-existing non-conformity by reducing parking stalls on site from 308 spaces to 307 spaces.

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

DATE: 2/13/19

RESOLUTION# LUB 19-11

6. The Applicant presented testimony from its Engineering expert, Andrew Missey, P.E., of Lapatka Associates, and the Board accepted in evidence engineering plans showing the Minor Site Plan prepared by Lapatka Associates dated October 14, 2018, last revised October 30, 2018. Mr. Missey was sworn and recognized by the Board as an expert in his field. He testified as to the present conditions, and proposed site plan improvements, including the engineering and architectural plans submitted as part of the Application. Mr. Missey also testified as to operations and present parking conditions and counts on site. Mr. Missey's parking count study reveals that average use of parking stalls on site is only 132 spaces. He further testified that the loss of one (1) parking space would have no discernable impact on traffic on the site, and that there would be no detrimental impact on the site or the surrounding zone by the approval of the amended site plan and variance. He also testified that the proposed improvements would have no detriment to neighbors or the surrounding properties, particularly where the property is constrained by the presence of wetlands. Further, by not having to add parking spaces, the site has more landscaping and greenery, less stormwater runoff, and less visual impact. The actual use of the generators would only be in times of emergency in the event of electrical power failure, and during weekly testing, and this impact would be minimal.
7. The Applicant presented testimony from its Architectural expert, Barry Poskanzer, and reviewed Architectural Plans prepared by Poskanzer Scott Architects. Mr. Poskanzer testified that the generators proposed for the site were required for previously approved uses and operations of the applicant on site, and the liquid nitrogen tanks used by the applicant. Mr. Poskanzer noted that liquid nitrogen is a benign substance, it is not noxious, flammable, or otherwise harmful if spilled, and it is necessary to the storage and manufacturing of cell therapy, which is part of the Applicant's operations. The tanks and generator would be located in the rear of the site, do not affect any loading activities for the other two tenants, and the proposed improvements are consistent with other projects and uses in the EM Zone District.
8. Allendale Borough Engineer, Michael Vreeland, P.E. listened to the testimony of the applicant's experts and testified that in his opinion the parking counts and Mr. Missey's testimony were consistent with his multiple observations of the site. Mr. Vreeland also made recommendations to the Board in connection with appropriate conditions to apply to any approval of the application.
9. One member of the public appeared in connection with the application and expressed his support for the proposed site plan amendment.

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

DATE: 2/13/19

RESOLUTION# LUB 19-11

10. Based upon the evidence and testimony presented, the Board concludes that the application and variance requested would improve the aesthetics and functionality of the property, the grant of the variance would promote or advance the purposes of the Municipal Land Use Law, and the benefits of such variance outweigh any detriment. It is determined that for the applicant to now comply with the parking space and parking stall size requirements would be a hardship, as the building is a lawfully existing structure in its current location, and parking space related issues have never presented a problem on site, nor does the evidence indicate that they will be in the future. The evidence and testimony support the fact that the hardship associated with the present condition of the property and premises greatly outweigh the negative criteria to the Borough zoning ordinances and the zone plan and surrounding neighborhood. In addition, the variance and waiver requested will not excessively expand the present non-conforming conditions. Further, there will be no detrimental impact on parking on the site.

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants approval of the variance, and grants preliminary and final site plan approval, with a reduction in parking stalls from 308 stalls to 307 stalls on site, subject to the following conditions, which shall be complied with prior to the issuance of a construction permit:

- A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be paid in full to the Borough of Allendale by the applicant.
- B. Applicant shall comply in all respects with all applicable State, County and Municipal codes, ordinances, rules and regulations, and remain subject to all other governmental approvals prior to development.
- C. Approval by the Borough of Allendale Police Chief and the Borough of Allendale Fire Chief/Fire Prevention Bureau.
- D. Approval in the field by the Borough Engineer of appropriate arborvitae/landscaping to shield the generators from view of the Rio Vista development and the roadway to the greatest extent possible; the installation of curbing around the generators to avoid spread of any spillage; and adequate fencing around the existing Liquid Nitrogen tanks.

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

DATE: 2/13/19

RESOLUTION# LUB 19-11

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby determines that the variance hereby granted constitutes a "hardship" variance under N.J.S.A. 40:55 D-70C.(1), due to the unique characteristics of the property, the pre-existing approved conditions, and the existing non-conformities.

BE IT FURTHER RESOLVED that in granting such variance the Board finds and concludes that the grant of approval of this variance poses no substantial detriment to the public good and that the benefits of the deviations substantial outweigh any detriment. The Board also concludes that the grant of the variance will not substantially impair the intent and purpose of the Allendale zone plan and zoning Ordinances.

BE IT FURTHER RESOLVED construction shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicant and its experts, and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough

RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: 2/13/19

RESOLUTION# LUB 19-11

Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

Approved:

ALLENDALE LAND USE BOARD



KEVIN QUINN, Chairman

Attest:



~~JOSEPH DALOISIO, SECRETARY~~

Michael Sirico Vice Chair

Adopted: February 13, 2019