

Land Use Board of the Borough of Allendale  
Initial Meeting Minutes  
January 16, 2019

PRESENT: Board Member Bergen, Secretary Daloisio, Board Member Davis, Board Member Kistner, Councilman Sasso, Vice Chairman Sirico, Mayor Bernstein, Chairman Quinn, Alternate Kearl, Alternate Lovisolo

ABSENT: Board Member O'Toole

ALSO PRESENT: Board Attorney Christopher C. Botta, Esq.  
Board Engineer Michael Vreeland  
Land Use Administrator Linda Garofalo

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 16, 2019. The meeting was called to order at 7:31 p.m. by Chairman Quinn who read the open public meetings statement confirming that adequate notice was provided and the requirements of the Open Public Meetings Act were satisfied.

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

**OATHS OF OFFICE:**

Chris Botta administered the Oaths of Office for the following:

Class I –	Mayor Ari Bernstein (term corresponds with term of office)
Class II –	Ron Kistner (term expiring December 31, 2019)
Class III –	Steve Sasso (term expiring December 31, 2019)
Class IV –	Matt O'Toole (term expiring December 31, 2022) (absent)
Alternates –	Tyler Kearl (term expiring December 31, 2020)

**ROLL CALL:**

Chairman Quinn asked for a Roll Call of the Land Use Board with the following members present:

Board member Bergen	Councilman Sasso	Alternate Kearl
Board member Daloisio	Board member Sirico	Alternate Lovisolo
Board member Davis	Mayor Bernstein	
Board member Kistner	Board member Quinn	

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

**Resolution LUB 19-01/Order of Voting**

Motion by Board member Sirico, second by Secretary Daloisio, that Resolution No. LUB 19-01 be approved.

On a roll call, the vote on Resolution No. LUB 19-01 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearl - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

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**Resolution LUB 19-02/Election of Land Use Board Chair**

Motion by Board member Kistner, second by Vice Chairman Sirico, to nominate Kevin Quinn as Chair of the Land Use Board for the year 2019. There were no other nominations. Resolution No. LUB 19-02 was approved.

On a roll call, the vote on Resolution No. LUB 19-02 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearl - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

**Resolution LUB 19-03/Election of Land Use Board Vice Chair**

Motion by Councilman Sasso, second by Board member Kistner, to nominate Michael Sirico as Vice Chair of the Land Use Board for the year 2019. There were no other nominations. Resolution No. LUB 19-03 was approved.

On a roll call, the vote on Resolution No. LUB 19-03 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearl - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

**Resolution LUB 19-04/Election of Land Use Board Secretary**

Motion by Board member Davis, second by Board member Kistner, to nominate Joseph Daloisio as Secretary of the Land Use Board for the year 2019. There were no other nominations. Resolution No. LUB 19-04 was approved.

On a roll call, the vote on Resolution No. LUB 19-04 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearl - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

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.

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**RESOLUTIONS:**

**Resolution LUB 19-05/Appointment of Land Use Board Legal Counsel**

Motion by Mayor Bernstein, second by Vice Chairman Sirico, was made to appoint Chris Botta, Esq. as Land Use Board Legal Counsel for the year 2019. Hearing no further discussion, Resolution LUB 19-05 was approved.

On a roll call, the vote on Resolution No. LUB 19-05 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearl - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

**Resolution LUB 19-06/Appointment of Land Use Board Engineer**

Motion by Mayor Bernstein, second by Secretary Daloisio to appoint Mike Vreeland as the Land Use Board Engineer. Hearing no further discussion, Resolution LUB 19-06 was approved.

On a roll call, the vote on Resolution No. LUB 19-06 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearl - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

**Resolution LUB 19-07/Appointment of Land Use Planner**

Motion by Chairman Quinn, second by Board member Bergen to appoint Ed Snieckus as the Land Use Board Planner. Hearing no further discussion, Resolution LUB 19-07 was approved.

On a roll call, the vote on Resolution No. LUB 19-07 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearl - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

**Resolution LUB 19-08/Time and Place of Land Use Board Meeting for 2019**

Motion by Vice Chairman Sirico, second by Secretary Daloisio to set time and place of meetings for 2019 as amended. As there was no further discussion, Resolution LUB 19-08 was approved.

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On a roll call, the vote on Resolution No. LUB 19-08 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearn - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

**Resolution LUB 19-09/Adoption of By Laws for the Land Use Board**

Motion by Vice Chairman Sirico, second by Board member Bergen that Resolution LUB 19-09 be approved.

On a roll call, the vote on Resolution No. LUB 19-09 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Kearn - aye
Board member Daloisio - aye	Board member Sirico – aye	Alternate Lovisolo - aye
Board member Davis - aye	Mayor Bernstein - aye	
Board member Kistner - aye	Board member Quinn - aye	

**Approval of Minutes from the November 14, 2018 Land Use Board Meeting.**

Motion by Secretary Daloisio, second by Vice Chairman Sirico that the Minutes be approved.

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

Secretary Daloisio – aye	Alternate Lovisolo – aye
Board member Davis – aye	
Vice Chairman Sirico – aye	
Chairman Quinn – aye	

**PUBLIC HEARING**

- A. 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

Harold Cook, III, Harold P. Cook, III Esquire and Associates, is representing the applicant. Mr. Botta stated the application is complete and ready to be heard.

Thomas Stearns, Engineer, GB Engineering, LLC, 144 Jewel Street, Garfield was sworn in and his credentials accepted by Mr. Botta. Mr. Stearns stated he prepared Exhibit A, the Site Plan. There are two separate buildings on the lots. Page 3 of 3 shows the existing conditions. The main part of the proposal is to add a one story addition, 7,700 square feet to the building on Lot 2. There are no variances sought in conjunction with this addition.

Sheet 2 of 2 shows the proposed parking. Currently there's gravel and dirt. We are proposing to surround the area with a chain link fence so we have paved organized parking. We will also have

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organized storage and we relocated the nursery stock area. The rear of the property will remain the same. We are proposing 2 seepage pits in the back of the property to capture runoff from the new paved area and we're connecting that with the existing drainage system. Sheet 1 of 3 is the cover sheet for the zoning. We are proposing 9 x 18 parking spaces.

Mike Vreeland stated I reviewed the application, wrote a report and I've been out to the site several times. Section 277B does not allow outdoor storage within 10 feet of the property line. Currently there's outdoor storage in the back, close to the property line. That condition will continue based on what they're proposing. The ordinance does require 25 ft. wide aisles and they're proposing 24. The purpose of not mixing two-way traffic with parallel traffic is so you don't have conflicts. Particularly in a situation where you have dead end aisle parking. Our primary concerns are with storm water management and runoff control. We haven't seen any calculations yet. We are concerned about the proposed circulation. Right now, if you needed to, you could drive around the building for emergency access. With the parking in the back and the chain link fence, that's going to prohibit that. Also with the gate going to the outdoor storage area in the back, that presents a concern. That issue was also raised by the Fire Department in their memo for a previous application.

Mrs. Lovisolo commented that when she used to drop off her children at this location, the other parents were parked in front of the karate studio.

Chairman Quinn asked for questions from the Board, the public. There were no questions from the public.

Mary Scro, Z + Architect, LLC, 240 West Crescent Avenue, Allendale was sworn in and her credentials accepted by Mr. Botta.

Exhibit A2 – Plans prepared by Z+ Architect, LLC.

Ms. Scro stated the addition is pretty straight forward. We are going back 100 feet and 78 feet wide. There's going to be 5 suites, Borst Landscaping will be occupying half of the building. The construction will be masonry, similar to what's there today.

Exhibit A3 – rendering prepared by Z+ Architect, LLC

Chairman Quinn asked for questions from the Board, the public.

Mr. Vreeland asked if there will be any AC units. Ms. Scro responded, yes they will be on the roof, which is where there are today.

Mr. Borst, Borst Landscaping Design stated he has occupied the building since 2002. Presently my employees park behind the 240 building and they park back next to the existing nursery area. When that gets full they park in front of the 260 building and walk through to the gravel area. We'd like to get them all in one location. We're going to remove that one spot in the back for a turnaround. We are trying to separate Borst Landscaping parking from the rest of the tenants. The fire department has access to the gate. By adding spots in the rear of the building we're doing away with illegal parking. We're open to closing up the additional exit area, it's up to the Board.

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Mr. Vreeland stated it would be beneficial to have additional landscaping proposed around the building, maybe a buffer between the parking areas and Lot 2 and Lot 3. The Board indicated that decorative plantings depicted in the architectural rendering be included in the actual build out.

Mr. Borst, responded if you'd like a fence or shrubs, this can be done. We'd like to be good neighbors. This can be a condition of approval.

Joe Daloisio stated with the new proposed parking stalls, can a large fire truck make that swing back to the new proposed suites?

Mr. Vreeland responded I'd have to say no, they'd have to come through the light and through the gate.

Chairman Quinn asked for questions from the Board, the public. There were no questions from the public.

Mr. Vreeland asked if there is any proposed site lighting.

Mr. Borst stated there will be spotlights on the proposed building. He also agreed to push some parking stalls into the green space adjacent to Crescent Avenue to create a 25 foot wide aisle and eliminate a parking stall at the corner of the building to allow a fire truck to access the rear of the building.

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

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

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

- B. Application File No: LUB 2018-12
- Applicant: Hitachi Chemical Advanced Therapeutics Solutions, LLC
- Address: 75 Commerce Drive
- Block: 702 Lot: 17
- Application: Amended Minor Site Plan Approval

Ms. Kate Walsh, Wells, Jaworski & Liebman, LLP, representing the applicant, stated the property is located in the EM, Industrial Multiple Dwelling Zone. The use is permitted in this zone. Hitachi is planning to expand its operations. The proposal is for 2 emergency generators, a liquid nitrogen tank and a lift for transporting containers. Hitachi has another location on Pearl Court. The site requires 403 parking spaces, currently there are 308 spaces, and we are losing one space.

Mr. Botta stated the notice requirements have been submitted and they are adequate.

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Mr. Barry Poskanzer, Poskanzer Skott Architects, 550 N. Maple Avenue, Ridgewood was sworn in and his credentials accepted by Mr. Botta.

This is a small change to the site plan in the rear. Because what we do is so delicate we can't afford to have the power go out so emergency generators are required to maintain cold temperature of specimens handled.

Exhibit A1-SK-2 Plan dated July 19, 2018, revised November 9, 2018. This is the same plan as was submitted to the Board.

A transformer was recently put in by Orange and Rockland. There are no special requirements to bollard it off.

Chairman Quinn asked for questions from the Board, the public. There were no questions from the public.

Andrew Missey, Engineer, Lapatka Associates, 12 Rt. 17, Paramus was sworn in and his credentials accepted by Mr. Botta.

Mr. Missey stated, on the board is the plan for minor site plan dated September 14, 2018, last revised October 30, 2018. The front façade is facing to the east and the rear façade to the west. The building has three tenants now. The generators are immediately adjoining the building. They will be on a concrete pad, protected by bollards. There will also be curbing in that area. The nitrogen tank will be immediately to the south of the loading dock area. The lift will be located where the building goes to the east. The loss of parking is only one space.

Exhibit A3 – parking counts have been done, dated September 21, 2018 and the results are being handed out. The generators will only go on when Rockland Electric power goes out.

Exhibit A4 – Photo of the fencing that will be around the tank.

Mayor Bernstein stated due to the proximity of the Celery Farm, we hope nothing ever happens and we're happy to have the additional buffer around the tank to contain any spillage in this area.

Mr. Vreeland stated I am in agreement with the parking report that was prepared. From Rio Vista you can see the back of the building, maybe you can plant some evergreens or some type of greenery in this area.

Chairman Quinn asked for questions from the Board, the public.

There was discussion of protection for the generators and nitrogen tanks and landscape screening which resulted in some conditions of approval.

Mr. Harry Gates, a resident of Rio Vista, commented on the fine maintenance of the property and gave his support of the application.

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Mr. Poskanzer stated if you are considering approving this application, since we have to wait one month for memorialization, could you allow the Building Department to give us permits for some of this construction so we can get started and get some of this done and not wait until February/March.

Mr. Botta stated this would be conveyed to the Building Department and done at your own risk.

Mr. Botta stated the conditions are:

Additional field work with Borough Engineer in connection with protection around the generators.

Planting of greenery to shield the generators.

Fencing around the liquid nitrogen tanks.

A Motion was made by Secretary Daloisio, second by Vice Chairman Sirico to approve the application.

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

Board Member Bergen - aye

Secretary Daloisio - aye

Board Member Davis - aye

Board Member Kistner - aye

Councilman Sasso - aye

Vice Chairman Sirico - aye

Mayor Bernstein - aye

Chairman Quinn - aye

Alternate Kearl - aye

Alternate Lovisolo - aye

Mr. Botta stated regarding the update on Park Avenue, the briefing has been completed, I opposed it, they filed a reply, and we have a trial on January 25<sup>th</sup>, 2019 at 3:00 pm.

On a motion by Councilman Sasso, seconded by Secretary Daloisio, with all present members voting in favor, the meeting adjourned at 9:55 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Land Use Administrator

RESOLUTION  
LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 01/16/2019

RESOLUTION# LUB 19-01

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Daloisio		✓	✓			
Davis			✓			
Kistner			✓			
O'Toole						✓
Sasso			✓			
Sirico	✓		✓			
Bernstein			✓			
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 2019 will be as follows:

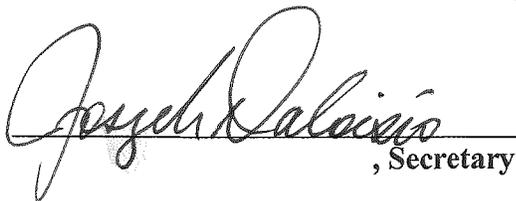
- Melissa Bergen
- Joseph Daloisio
- Patty Davis
- Ron Kistner
- Matt O'Toole
- Stephen Sasso
- Michael Sirico
- Ari Bernstein
- Kevin Quinn

DATED: January 16, 2019



\_\_\_\_\_  
, Chair

ATTEST:



\_\_\_\_\_  
, Secretary

DATED: JAN. 16, 2019

RESOLUTION  
LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 01/16/2019

RESOLUTION# LUB 19-02

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Davis			✓			
Daloisio			✓			
Kistner	✓		✓			
O'Toole						✓
Sasso			✓			
Sirico		✓	✓			
Bernstein			✓			
Quinn			✓			
Kearl - Alternate			✓			
Lovisolo - 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 2019.

DATED: January 16, 2019



\_\_\_\_\_  
, Chair

ATTEST:



\_\_\_\_\_  
, Secretary

DATED: JAN. 16, 2019

RESOLUTION  
LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 01/16/2019

RESOLUTION# LUB 19-03

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Davis			✓			
Daloisio			✓			
Kistner		✓	✓			
O'Toole						✓
Sasso	✓		✓			
Sirico						
Bernstein			✓			
Quinn			✓			
Kearl - Alternate			✓			
Lovisolo - 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 2019.

DATED: JAN. 16, 2019

  
 \_\_\_\_\_  
 , Chair

ATTEST:

  
 \_\_\_\_\_  
 , Secretary

DATED: JAN. 16, 2019

RESOLUTION  
LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 01/16/2019

RESOLUTION# LUB 19-04

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Davis	✓		✓			
Daloisio			✓			
Kistner		✓	✓			
O'Toole						✓
Sasso			✓			
Sirico			✓			
Bernstein			✓			
Quinn			✓			
Kearl - Alternate			✓			
Lovisolo - 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 2019.

DATED: January 16, 2018



, Chair

ATTEST:

Joseph Daloisio  
, Secretary

DATED: Jan. 16, 2019

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

DATE: 01/16/2019

RESOLUTION# LUB 19-05

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Davis			✓			
Daloisio			✓			
Kistner			✓			
O'Toole						✓
Sasso			✓			
Sirico		✓	✓			
Bernstein	✓		✓			
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 Botta of the law firm Botta-Angeli LLC 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 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: 01/16/2019

RESOLUTION# LUB 19-05

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: January 16, 2019

  
\_\_\_\_\_  
, Chair

ATTEST:

  
\_\_\_\_\_  
, Secretary

DATED: JAN. 16, 2019

RESOLUTION  
LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 01/16/2019

RESOLUTION# LUB 19-06

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Davis			✓			
Daloisio		✓	✓			
Kistner			✓			
O'Toole						✓
Sasso			✓			
Sirico			✓			
Bernstein	✓		✓			
Quinn			✓			
Kearl - Alternate			✓			
Lovisolo - 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 VREELAND of the firm GUERIN & VREELAND 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, 2019, 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: 01/16/2019

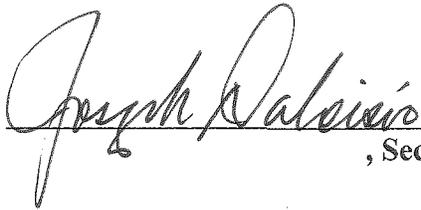
RESOLUTION# LUB 19-06

**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: January 16, 2019

  
\_\_\_\_\_  
, Chair

ATTEST:

  
\_\_\_\_\_  
, Secretary

DATED: JAN. 16, 2019

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

DATE: 01/16/2019

RESOLUTION# LUB 19-07

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen		✓	✓			
Davis			✓			
Daloisio			✓			
Kistner			✓			
O'Toole						✓
Sasso			✓			
Sirico			✓			
Bernstein			✓			
Quinn	✓		✓			
Kearl - Alternate			✓			
Lovisolo - 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 SNIECKUS of the firm BURGIS ASSOCIATES 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 Planner from and after the date of adoption of this Resolution until December 31, 2019, 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: 01/16/2019

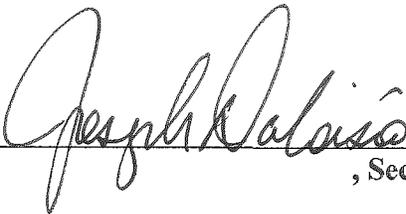
RESOLUTION# LUB 19-07

**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: January 16, 2019

  
\_\_\_\_\_  
, Chair

ATTEST:

  
\_\_\_\_\_  
, Secretary

DATED: JAN. 16,, 2019

RESOLUTION  
LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 01/16/2019

RESOLUTION# LUB 19-08

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

Carried  Defeated  Tabled

**Time & Place of Land Use Board Meetings for 2019**

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 2019;
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: JAN. 16., 2019



, Chair

ATTEST:

  
, Secretary

DATED: 1/16/, 2019

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

DATE: 01/16/2019

RESOLUTION# LUB 19-08

**BOROUGH OF ALLENDALE  
LAND USE BOARD  
2019 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>January</b>	14 <sup>th</sup>	16 <sup>th</sup>
<b>February</b>	11 <sup>th</sup>	13 <sup>th</sup>
<b>March</b>	18 <sup>th</sup>	20 <sup>th</sup>
<b>April</b>	8 <sup>th</sup>	10 <sup>th</sup>
<b>May</b>	13 <sup>th</sup>	15 <sup>th</sup>
<b>June</b>	17 <sup>th</sup>	19 <sup>th</sup>
<b>July</b>	15 <sup>th</sup>	17 <sup>th</sup>
<b>August</b>	19 <sup>th</sup>	21 <sup>st</sup>
<b>September</b>	16 <sup>th</sup>	18 <sup>th</sup>
<b>October</b>	15 <sup>th</sup>	16 <sup>th</sup>
<b>November</b>	18 <sup>th</sup>	20 <sup>th</sup>
<b>December</b>	16 <sup>th</sup>	18 <sup>th</sup>

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

DATE:

RESOLUTION# LUB 19-09

Carried  Defeated  Tabled

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

**ADOPTION OF BY LAWS OF  
THE LAND USE BOARD OF THE BOROUGH OF ALLENDALE**

**Whereas**, the Land Use Board of the Borough of Allendale was established by Ordinance 18-03; and

**Whereas**, N.J.S. 40:55D-8 provides that a municipal agency adopt rules not inconsistent with the provisions of the Municipal Land Use Law; and

**Whereas**, the Land Use Board adopted By Laws on March 28, 2018 and

**Whereas**, the Land Use Board of the Borough of Allendale is desirous or adopting said By Laws for the year 2019 and

**Now, Therefore, Be It Resolved** by the Land Use Board of the Borough of Allendale that the By Laws be and are hereby adopted for the year 2019.

Approved:

ALLENDALE LAND USE BOARD



KEVIN QUINN, Chairman

Attest:



JOSEPH DALOISIO, Secretary

Adopted: January 16, 2019