

**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 April 10, 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 the salute to the flag.

**ROLL CALL:**

Kevin Quinn, Chair – Present  
Michael Sirico, Vice Chair – Present  
Joseph Daloisio, Secretary – Present  
Ari Bernstein, Mayor – Present  
Melissa Bergen – Present  
Patty Davis – Present  
Susanne Lovisolo – Present  
Ron Kistner, Borough Administrator – Present  
Steve Sasso, Council’s Representative – Present  
Tyler Kearl – Alternate 1 – Present  
Tyler Yaccarino – Alternate 2 – Absent

**BOARD CONSULTANTS:**

Christopher C. Botta, Esq., – Present  
Michael G. Vreeland, P.E., P.P., – Present

Chairman Quinn announced that notice in the Falcone matter was defective. He stated the matter would be placed on the Board’s May 15, 2019 agenda.

Chairman Quinn reminded board members that the required Financial Disclosures were due by the end of April and can be submitted online.

**RESOLUTION: LUB 19-14: Resolution of Approval**

Application File No: LUB 2019-03  
Applicant: George Makarczuk & Shirley Liew  
Address: 17 Crescent Place, Allendale, NJ 07401  
Block: 402 Lots: 8 & 9  
Application: Rear Yard Setback (270-57D)

A motion to adopt the resolution was made by Vice Chair Sirico and seconded by Board Member Kistner. Roll Call: Board Member Bergen – aye, Board Member Davis – aye, Vice Chair Sirico – aye, Board Member Kistner – aye, Board Member Lovisolo – aye, Chairman Quinn – aye,

Secretary Daloisio – abstain, Mayor Bernstein – abstain, Board Member Sasso – abstain, Board Member Kearl – abstain. The motion carried.

**APPROVAL OF MINUTES:** Chairman Quinn deferred a review of the March Minutes to the May meeting date.

**PUBLIC HEARING:**

**A. Application File No:** LUB 2019-04

Applicant: Nicholas and Lindsay Leone

Address: 36 Carteret Road, Allendale, NJ 07401

Block: 1503.01 Lot: 17

Application: Side Yard Setback – Borough Code 270-64B (3)

Board Attorney Botta confirmed notice was sufficient and the Board had jurisdiction to hear the matter. He also advised the full Board would be eligible to vote on the subject “C” Variance application.

Barry Poskanzer, A.I.A., P.P., appeared on behalf of the Applicant. He was sworn, qualified, and accepted as an expert witness. Mr. Poskanzer provided an overview of the proposed post-fire rehabilitation of the single-family residence utilizing photographs of the existing conditions and architectural drawings. He submitted and identified Exhibit A-1, a marked site plan showing side setback variances encumbering the subject property and adjacent properties. He explained a zone change created the nonconforming setbacks, and he opined this created a hardship for the Applicant.

The following additional architectural drawings, prepared by Mr. Poskanzer, were filed with the Board: Sheet A-1 titled *Site Plan Revised*, dated 3/28/19; Sheet A-2 titled *First Floor Plan Revised*, dated 3/28/19; Sheet A-3 titled *Second Floor Plan Revised*, dated 3/28/19; Sheet A-4, titled *West Elevations South Elevations*, dated 3/28/19; Sheet A-5, titled *North Elevations East Elevations*, dated 3/28/19; Sheet A-6, titled *Site Photos*, dated 3/8/19; Sheet A7, titled *3D Views*, dated 3/28/19; and Sheet A-8 titled *Exhibit: Tax Map*, dated 3/28/19. Mr. Poskanzer stated the Applicant proposes *di minimus* changes to the site that are in style with the neighborhood, not readily observable from the roadway, and adhere to ordinance requirements in place prior to the zone change. He noted the changes proposed that trigger the need for variance relief as follows: an addition of an office space to a second floor over the garage; a balcony off the master bedroom suite on the second floor; and the addition of a canopy over the front door. Mr. Poskanzer confirmed that no expansion of the ground floor is proposed. He stated no changes are proposed to the drainage or landscaping plan.

Board members discussed drainage and landscaping. Board Engineer Vreeland reported that a site inspection did not reveal evidence of existing drainage issues; however, he suggested utilizing a roof downspout if a problem did arise. Mr. Vreeland also noted existing pool and HVAC equipment in the side yard and suggested plantings to minimize visual impact of same. The

Applicant acknowledged the engineer's comments and agreed to provide landscaping and drainage improvements to the satisfaction of Mr. Vreeland.

Chairman Quinn opened the meeting to the public. Machteoe Hillen, owner of 34 Carteret Road, questioned her view stating her home is situated to the left of the subject property. Mr. Poskanzer reviewed the plan set and identified the design elements set to face her home. He also reviewed interior modifications.

Neighbor Andrew stated he owns the residence at 38 Carteret Road and is "ok" with the proposal.

No other members of the public addressed the Board on the matter.

A motion to approve, subject to special conditions mandating landscaping and stormwater management review by Michael G. Vreeland, P.E., P.P., was made and seconded by Board Member Lovisollo. Roll Call: Board Member Bergen – aye, Board Member Davis – aye, Board Member Kistner – aye, Board Member Daloisio – aye, Board Member Sasso – aye, Board Member Lovisolo – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye. The motion carried.

The Board waived the reading of the resolution. Chairman Quinn confirmed the Applicant would proceed at their own risk.

Board members discussed variance reviews and the ordinance. Mr. Vreeland noted the Board could report on variances heard through the year and make recommendations to the Council concerning the ordinance in their Annual Report.

**DISCUSSION:** Board members were updated on Council activity relative to the redevelopment project. Board Member Sasso reported the Land Use Subcommittee met and is reviewing lighting and signage ordinance requirements.

**OPEN TO THE PUBLIC FOR COMMENT:** No members of the public addressed the Board.

**CORRESPONDENCE:** No comments were noted.

**ADJOURNMENT:** A motion to adjourn was made and all were in favor. The meeting concluded at 8:30 p.m.

Respectfully submitted,

Anne-Marie Wilhelm