

**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 June 17, 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:

Board Member Bergen – Present
Secretary Daloisio – Present
Board Member Davis – Present
Board Member Kistner – Present
Board Member Lovisolo – Present
Councilman Sasso – Present
Board Member Lovisolo – Present
Vice Chairman Sirico – Present
Mayor Bernstein – Present
Alternate 1, Tyler Kearl – Present
Alternate 2, Tyler Yaccarino – Present

BOARD CONSULTANTS:

Christopher C. Botta, Esq., – Present
Bob Guerin, Guerin & Vreeland – Present
Steve Lydon, Burgis Associates – Present

PUBLIC HEARING:

**Application File No: LUB 2019-07 Applicant: Park & Ivy Properties, LLC, Address: 54 Park Avenue, Allendale, NJ 07401, Block 1709 Lot 7
Application: Preliminary Site Plan Approval, Final Site Plan Approval, and Variance Relief Pursuant to 40:55D-70 (C) and (D)**

Bruce E. Whitaker, Esq., appeared on behalf of the Applicant.
Board Attorney Botta advised that notice was sufficient and the Board had jurisdiction. He stated that Mayor Bernstein, Councilman Sasso and Board Member Davis are recused from this application.

Mr. Botta stated the applicant will be presenting witnesses and testimony. The Board and public will be given an opportunity to ask questions and be given ample time for members of the public to give their opinion as to the merits of the application at the conclusion of the testimony presented by the applicant.

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Mr. Whitaker stated tonight I'd like to present our Engineer. This property is in the C1 zone. We propose a 10 unit residential building consisting of one 1 bedroom unit and 9 two bedroom units. It will have an affordable housing aspect to it to comply with your affordable housing code. They will be rental units owned and operated by the applicant.

We are looking to eliminate the non-conforming prohibited use as the automotive repair facility. We would provide drainage improvements, a much more aesthetically pleasing site, the overall concept is to upgrade the site.

Daniel LaMothe, Engineer, Lapatka Associates, 12 Rt. 17 Paramus, NJ was sworn in and his credentials accepted by Chris Botta.

Exhibit A1 – May 24, 2019 shows existing conditions – property is 120 wide x 155 deep. The property is in the C1 central business zone. There are two existing buildings on site, an auto repair shop with garages and offices. The site has 78.5% impervious coverage. There's no striping or signage on the property. There's no maintained landscaping on the site. Site lighting is minimal. There's no existing drainage on site.

Exhibit A2 – proposal sheet 1 of 4 – The building is proposed on the westerly half of the site. They propose to replace the existing curbs and sidewalks on the site. The building will be 3 stories and 39 ½ feet tall. The building is approximately 4,600 square feet. The aisle will now be 26 feet at the request of the Police Department. The driveway will be 24 feet. 18 parking spaces are proposed, 1 of them is handicap.

Exhibit A3 – Page 4 – Landscaping Plan

Exhibit A4 – drainage plan dated 6/12/19. We propose a detention system under the parking lot. There would be a decrease in the run off. The impervious coverage would be 69.6%. Arborvitae, Norway spruce and Douglas fir and evergreens would be used for landscaping and a 6 foot fence would be installed. Lighting proposed is 2 LED lights that are shielded and 20 feet tall in the parking lot. Lighting review would be a stipulation for 6 months.

Tyler Kearl - If this was a 2 family home, it would be permitted. You are asking for 5 times what is permitted.

Joe Daloisio – How tall will shrubs be?

Dan LaMothe – 3 ½ feet tall to block the car lights.

Soil Movement – 1,531 cubic yards to be exported. We will work with The Engineer and Building Department.

Chairman Quinn asked for questions from the professionals.

Steve Lydon, Burgis stated we need to revise our memo due to the updated plans.

Bob Guerin stated they meet the side yard setback.

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Mr. Whitaker stated we will comply.

Chairman Quinn stated you are proposing an apartment building in this zone. I believe you should follow the B zone requirements.

Chairman Quinn asked for questions from the Board.

The meeting was opened to the public.

Debbie Lyon, 81 Park Avenue – I see that one parking space has been eliminated. There are potentially 19 drivers in the apartments. Where will they park? Where will visitors park? The landscaping is at curb level. This is on a blind corner. You might want to revisit this.

Dan LaMothe responded the Planner will give testimony.

Vasilis Katsikiotis, 135 Park Avenue – You have 10 units. If this is all rented, 9 units times 2 drivers equals 18 spaces. Where will visitors park?

Robert Brigantic, 127 Orchard Park – Has the applicant prepared a Traffic Study?

Mr. Whitaker responded not yet.

Michael Mahle, 246 Park Avenue – How many apartments will be for affordable housing?

Mr. Whitaker stated we are proposing 2 affordable units.

Eric Peterson, 43 Mallison St. – Do you know the elevation difference?

Dan Lamothe – I don't know.

Eric Peterson – Is there a sidewalk proposed? Where will the 19th person park? Where will visitors park?

Dan LaMothe – the Planner will testify.

Eric Peterson – Regarding drainage, has there been any consideration given to water in the basements?

Dan LaMothe – We will be doing soil testing prior to construction.

Resident – Is proposal for trash to be removed by hand?

Dan LaMothe – Trash will be brought out by a private hauler.

Resident – Where will the snow go?

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Dan Lamothe – Around the perimeter.

Resident of 42 Mallison Street – 39 foot tall building, does that include items on the roof?

Dan LaMothe – The architect will testify.

Resident of 42 Mallison Street – What side of the fence will the bushes be?

Dan LaMothe – Inside. A 6 foot fence is proposed.

Matt Sontag, 32 New Street – What other municipalities has the developer worked in?

Mr. Whitaker – I will advise.

Matt Sontag – What Allendale Police Officer wrote the letter?

Chris Botta – Sgt. Griffith.

Kirsten Subrani, 74 Park Avenue – Will this improve the aesthetics?

Mr. Whitaker – The Planner will respond to this.

Joe Vargas – Will there be a basement in the building?

Dan LaMothe – no

Dan Manning, 47 Mallison Street – If this is a 3 story building, are there emergency exits?

Dan LaMothe – The Architect will go over the building design.

George Branigan, 81 Chestnut Street – What is the impervious requirement?

Dan LaMothe – There are no requirements.

Nicole Sardo, 968 Franklin Turnpike – What is the code for a fire safety lane?

Dan LaMothe – The Fire Department can answer this.

Margaret Grando, 18 First Street – Where is the height taken from dwellings across the street from this proposed development? What is the height?

Dan LaMothe – 35 feet at Park Avenue.

Chuck Tatosian, 66 Mallison Street – You are looking for 7, 8, 9 variances, there's no soil samples.

Dan LaMothe – The soil will be structurally sound.

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Nancy Greene, 42 Park Avenue – If asking for a variance, are you asking for rezoning?

Chris Botta – They are requesting variance relief, not a zoning map change.

Maria Montanye, 227 Orchard Park – How did the Allendale Heights water issues turn out?
How will an ambulance be able to get in and out?

Dan LaMothe – This is a standard size driveway, this is designed for these type of vehicles.

Steven Sherry, 83 Park Avenue – Do you have any comparable sites with less than needed parking?

Dan LaMothe – The Planner will testify.

John Raney, 48 Madison Street – Would you like a volunteer for the next meeting to make sure everything is in order for the sound system in the room and the system works?

Ron Kistner – I'm on it.

Vincent Krug, 128 Orchard Park – 10 units, 18 spaces, 1 ADA space. Is there a fire lane here?

Dan LaMothe – We did not propose a reinforced fire lane.

Susanne Lovisolo – Is the fence height 6 feet?

Mr. Whitaker – 6 feet is proposed, it's up to the Board, the code is 4 feet.

No other members of the public addressed the Board. The meeting was closed to the public.

This application is carried to the meeting of July 17, 2019, no further notice is necessary. Time is waived for the Board to act.

CORRESPONDENCE: No comments were noted.

ADJOURNMENT: A motion to adjourn was made by Secretary Daloisio seconded by Alternate Yaccarino. All were in favor. The meeting concluded at 9:37 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator