

**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 19, 2019. The meeting was called to order at 7:34 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 – Absent  
Ari Bernstein, Mayor – Present  
Melissa Bergen – Present  
Patty Davis – Present  
Susanne Lovisolo – Present  
Ron Kistner, Borough Administrator – Absent  
Steve Sasso, Council’s Representative – Absent  
Tyler Kearl – Alternate 1 – Absent  
Tyler Yaccarino – Alternate 2 – Present

**BOARD CONSULTANTS:**

Christopher C. Botta, Esq., – Present  
Bob Guerin, Guerin & Vreeland – Present

**APPROVAL OF MINUTES:**

Motion by Board Member Sirico second by Board Member Bergen that the Minutes of May 15, 2019 Land Use Board Meeting were approved.

On a roll call, the vote was recorded as follows: Board Member Bergen – aye, Board Member Davis – aye, Board Member Lovisolo – aye, Vice Chairman Sirico - aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye.

**RESOLUTION: LUB 19-15: Resolution of Approval**

Application File No: LUB 2019-05  
Applicant: Carmel Falcone & Bill Cobb  
Address: 38 Oakwood Road, Allendale, NJ 07401  
Block: 2203 Lot: 5  
Application: Side Yard Setback 270-64A (3)

**Page 2 – LUB Minutes – June 19, 2019**

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

**RESOLUTION: LUB 19-16: Resolution of Approval**

Application File No: LUB 2019-06  
Applicant: TJG Realty of Rockland County, LLC c/o Tim Gulla  
Address: 19 Valley Road  
Block: 1102 Lot: 26  
Application: Side Yard Setback 270-64B (2)

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

**PUBLIC HEARING:**

**A. Application File No: LUB 2019-08**

Applicant: Frank Paparozzi  
Address: 25 Vreeland Place, Allendale, NJ 07401  
Block: 907 Lots: 13 & 14  
Application: Minor Subdivision Approval

Board Attorney Botta confirmed notice was sufficient and the Board has jurisdiction to hear the matter.

David Mayland, Esquire, stated they are looking for Minor Subdivision approval.

Frank Paparozzi stated I'm new to the neighborhood, but not new to the town. We purchased the home in December. It's in disrepair. We are proposing two homes and will reside in one of them.

Exhibit A1 – Engineer drawings – prepared by Paparozzi & Associates.

Exhibit A2 – Architectural drawings

The lots are 75 x 140. There will be a 17 ½ foot side yard setback. Most of the homes on the block have a 14 foot side yard setback. The square footage is approximately 2,500 square feet. The property is in the A zone. The deeds were named separately but taxed as one single property.

Exhibit A3 – 2019 tax bill.

There's a pool on the left side that will be demolished.

Board Member Davis – Asked if both homes have 24% lot coverage.

**Page 3 – LUB Minutes – June 19, 2019**

Frank Paparazzi – we are around 30%. The height would be about 26 feet.

Chairman Quinn asked for questions from the public.

Robert Benz, 148 Myrtle Avenue – Is the current house all on one lot?

Frank Paparazzi – No, it is over 2 feet on the other lot.

Robert Benz – How does the height compare to the other homes?

Frank Paparazzi – The height is comparable.

James Pellegrini, 84 Pittis Avenue – You will be remediating some of the problems, but not solving them.

Frank Paparazzi – A neighbor is getting all my runoff. I will be installing a retention system.

Mark Savastano, 22 Vreeland Place – Why did you purchase the home if it was not structurally sound? You stated that you intended to split this lot. When did you intend to do this?

Frank Paparazzi – When we purchased the home, not knowing that it was 2 separate lots.

Mr. Mayland called his next witness:

Gary Paparazzi, Planner & Land Surveyor, P & M Associates, 149 Westervelt Place, Lodi. Mr. Paparazzi was sworn in and his credentials accepted by Chris Botta.

A1 - The subdivision/site plan was prepared by my office. 30 years ago these were two lots. The merger occurred in 1987. There is an elevation difference of 13 feet from front to back. This house has no retention system. The new proposal is that there is zero run-off. We are increasing the side and front yard setbacks. Lot area and width require bulk variances. All the lots in the area are 75 feet. Two new homes brings enhancement to the streetscape and the neighborhood.

Architectural plan page A2 – shows square footage of 1<sup>st</sup> floor and garage.

Architectural plan page A3 – shows square footage of 2<sup>nd</sup> floor.

Chairman Quinn asked does this property conform with the existing conditions for the A zone?

Mr. Mayland – no.

Chairman Quinn asked for questions from the Board.

Mayor Bernstein stated you spoke about the proposed wall. What is this for?

Gary Paparazzi – so that the grade can be raised in that area for the driveway.

**Page 4 – LUB Minutes – June 19, 2019**

Mayor Bernstein – You testified the neighboring properties are 75 feet.

Gary Paparozzi – This is on the tax map.

Chairman Quinn – Stated I am concerned with the slope of the property on Lot 13.

Exhibit A4 – Photograph of subject property

Frank Paparozzi – That is what's there and will remain.

Gary Paparozzi – We don't want to raise the grade above the neighbors,

Board Member Lovisolo – These plans are identical for both houses. The property that your house is currently on is more level.

Gary Paparozzi – front to back is similar on both properties.

Exhibit A5, A6 and A7 – photos of the property

Bob Guerin – Have you done any soil tests?

Gary Paparozzi – no

Gary Paparozzi – We will install dry wells on the low end to try and catch as much water as possible.

Bob Guerin – Did you do a grading plan?

Gary Paparozzi – No, because we're installing dry wells. We can have one prepared.

Bob Guerin – The wall in the rear ties the two lots together.

Gary Paparozzi – We can install returns on end of driveways so each person has their own wall.

Vice Chairman Sirico – There is a situation with the water going to the rear. Should it be deeper into the property?

Bob Guerin – The two drywells should have a grate.

Vice Chairman Sirico – I'd like to prevent this water issue.

Frank Paparazzi – There's nothing there now. When we apply to Bergen County Soil we will have all the specifications.

Bob Guerin – The adjoining property owners will be in a better situation then they are in now. The numbers are accurate for the impervious coverage and the FAR.

**Page 5 – LUB Minutes – June 19, 2019**

Gary Paparozzi – The applicant is willing to work with the town as far as removing trees and planting additional ones to replace them,

Mayor Bernstein – Is the current structure nonconforming?

Gary Paparozzi – It is, on the right and the front.

Chairman Quinn – asked for questions from the Board or the public.

Mark Savastano, 22 Vreeland Place – There are 9 homes on Vreeland Place. There are 2 lots, one at the end, 7 Vreeland and 184 Myrtle, these sit on larger lots. Is there anything preventing you from building a smaller home?

Frank Paparozzi – I can build one larger home and sell it. I like to walk to town. This is what I'd like to do.

Robert Benz, 148 Myrtle Avenue – The elevation, will there be a wall behind me?

Gary Paparozzi – No, there will be plants and shrubs.

James Pelligrini, 84 Pittis Avenue – Is this a C1 or C2 variance?

Gary Paparozzi – C2

Megan Rinaldi, 94 Pittis Avenue – When was the existing house built? Was there ever two houses there?

Gary Paparozzi – No, only one.

Manuel Kontogiannis, 26 Vreeland Place – Do you know when the last time a house was built on 75 foot frontage?

Gary Paparozzi – I don't know.

Patty Davis – Are there two separate Deeds?

Gary Paparozzi – yes.

Board Member Lovisolo – If this was denied and they wanted to build one large house, would they have to come to the Board because there are two lots?

Chris Botta – They would just need a building permit.

The meeting was opened to the public for comments.

**Page 6 – LUB Minutes – June 19, 2019**

Mark Savastano, 22 Vreeland Place – I’ve met the applicant and I want to remain good neighbors. There’s at least two properties that are much larger in the area. This does not benefit the neighborhood. I believe my property would benefit from one larger home.

Resident, 106 Pittis Avenue – You testified to 0% increase in the current water run-off. I have pictures to show the current condition.

Exhibit G1 – photos – I ask that consideration be taken as to where the wells are installed.

Mr. Mayland – The applicant will work with the Engineer regarding the wells.

Rob Benz, 148 Myrtle Avenue – The height of the houses is a concern. I’m impressed with the plan. I think this is in keeping with the neighborhood.

James Pelligrini, 84 Pittis Avenue – I want to point out that I don’t think the criteria has been met for the C2 variance. If this plan goes through, I don’t think anyone will buy my house. We have privacy now. We will lose our privacy if this second house is built.

Manual Kontogiannis, 26 Vreeland Place – I spoke with the previous owner, he said this is possibly two lots. The town told me it can’t be subdivided. I was denied to make my home a two family. The zoning rules should be for everyone.

Mr. Mayland made his closing statement.

Mayor Bernstein stated he would like to see a buffer.

Vice Chairman Sirico stated he would like to see a buffer.

Vice Chairman Sirico stated we’ve been asked to make a decision based on the plan.

Chris Botta – Stated there could be conditions stipulated in the Resolution where the Borough Engineer would have to approve landscaping and improve drainage before a building permit was approved.

Mr. Mayland stated the applicant would agree to this.

A motion to approve the application was made by Board Member Davis seconded by Board Member Lovisolo. Roll Call: Board Member Bergen – aye, Board Member Davis – aye, Board Member Lovisolo – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye.

**B. Application: LUB 2019-09**

Applicant: Lisa Parker & Todd Fliegel

Address: 705 Franklin Turnpike

Block: 401 Lot: 5

Application: Right yard setback 270-64C (2)

**Page 7 – LUB Minutes – June 19, 2019**

Board Attorney Botta confirmed notice was sufficient and the Board has jurisdiction to hear the matter.

Todd Fliegel stated the original foundation is from 1900, the kitchen has not been renovated but all the other rooms have been. We moved the garage from the other side of the house and moved the driveway as a result of Superstorm Sandy. The hardship is where the house is placed on the lot and the lot is angled at 100 feet wide. The kitchen addition is only on the first floor. A master bedroom and master bathroom will also be added. There would be no additional run-off. The finish would be the same as existing.

Vice Chairman Sirico – Where will the water go?

Mr. Fliegel – The pipe is underground with a pit and it has a grate on top. We will also add another pit. We propose to add 649 square feet.

Chairman Quinn asked for questions from the Board.

Mr. Fliegel stated he is willing to work with the Board professionals and pipe the water to the rear.

A motion to approve the application was made by Vice Chairman Sirico, seconded by Board Member Davis. Roll Call: Board Member Bergen – aye, Board Member Davis – aye, Board Member Lovisolo – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye.

Bob Guerin stated regarding Allendale Heights, the Builder intends to plant a landscape buffer along a rock wall. The people in Ramsey are concerned with the wall. The plans indicated the wall was to remain if possible. The wall is actually a collection of rocks. Evergreens will be planted and they'll try to minimize disturbing the rocks. Councilwoman Amy Wilczynski looked at it and had no concerns. It was discussed with the Land Use subcommittee and they had no concerns. This would be a field adjustment. There were no comments from Board members.

Chris Botta stated regarding the Grosso litigation, he sent a letter to Mr. Grosso's Attorney. They are getting estimates. The permit is open, a CO has not been issued. They asked about building the garage connected to the house. Mr. Botta stated this would require a new application.

Mayor Bernstein advised Tyler Karl resigned from the Board, he sent a letter today.

***ADJOURNMENT:***

On a motion by Vice Chairman Sirico, second by Alternate Yaccarino, with all present members voting in favor, the meeting adjourned at 10:56 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Land Use Administrator

