

**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 July 17, 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 – Absent
Susanne Lovisolo – Present
Ron Kistner, Borough Administrator – Present
Steve Sasso, Council’s Representative – Absent
Tyler Yaccarino – Alternate 2 – Present

BOARD CONSULTANTS:

Christopher C. Botta, Esq., – Present
Michael Vreeland, Van Cleef Engineering Associates, LLC – Present

APPROVAL OF MINUTES:

Motion by Vice Chairman Sirico second by Board Member Lovisolo that the Minutes of June 17, 2019 Land Use Board Meeting were approved.

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

APPROVAL OF MINUTES:

Motion by Vice Chairman Sirico second by Board Member Lovisolo that the Minutes of June 19, 2019 Land Use Board Meeting were approved.

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

RESOLUTION: LUB 19-17: Resolution of Approval

Application File No: LUB 2019-09
Applicant: Lisa Parker & Todd Fliegel
Address: 705 Franklin Turnpike, Allendale, NJ 07401
Block: 401 Lot: 5
Application: Right Yard Setback 270-64C (2)

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

RESOLUTION: LUB 19-18: Resolution of Approval

Application File No: LUB 2019-08
Applicant: Frank Paparozzi
Address: 25 Vreeland Place, Allendale, NJ 07401
Block: 907 Lots: 13 & 14
Application: Right Yard Setback 270-64C (2)

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

Chairman Quinn read the letter from Bruce Whitaker, Esquire stating the Park & Ivy, LLC application will be carried until the meeting of September 18, 2019.

Discussion on Ordinance 19-11- An Ordinance to Amend, Supplement and Revise Chapter 270-33 of the Code of the Borough of Allendale Entitled “Awnings, Canopies and Marquees”

Mayor Bernstein stated this has been discussed with the LUB Committee for many months and we’d like to keep Allendale business friendly. This has streamlined the process making it easier for the applicant to go straight to the Building Department to obtain a permit. Ron Kistner added we’d like to keep the charm of the downtown area.

A motion to approve Ordinance 19-11 was made by Board Member Kistner and seconded by Mayor Bernstein. Roll Call: Board Member Bergen – aye, Board Member Kistner – aye, Board Member Lovisolo - aye, Vice Chairman Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye.

PUBLIC HEARING:

A. Application File No: LUB 2019-10

Applicant: Thomas & Debra McDermott

Address: 22 Oak Street, Allendale, NJ 07401

Block: 1602 Lot: 7

Application: Creating a vertical expansion over an existing nonconformity

270-37(A) 4

Front Yard Setback 270-57B

Left side yard setback 270-64C (2)

FAR 270-63A (1)

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

Mayor Bernstein is recused from this application.

Mr. and Mrs. McDermott were sworn in and their credentials accepted by Mr. Botta.

Kevin Martin, Architect, 226 W. Allendale Avenue, Allendale, was sworn in and his credentials accepted by Mr. Botta.

Mrs. McDermott stated we knew our home was a little small but we loved the area. Our family is growing and we plan to add a second story.

Mr. Martin stated this is the only ranch on the block. The lot is undersized, it is in the A zone. We are increasing the front yard setback. The proposal is not oversized for the area. The FAR limits us.

Mr. Vreeland stated the roof leaders run out to the street and we suggest that improvements be made to this and to the driveway. It is unclear what is happening with the existing deck. Landscaping should remain as is or be enhanced with buffers.

Mr. Martin responded the 12 x 25 deck is there, it is proposed to remain as is.

Mr. Botta asked if the applicant would be willing to work with the Engineer on field adjustments. He stated most applicants work with the Borough Engineer on rain flow. The applicant agreed to this. The applicant is planning on repaving the driveway. Also, the applicant agreed to landscaping buffers being added.

Chairman Quinn asked for questions from the Board.

Mr. Yaccarino asked is the tree on the right hand side being removed?

Mr. Martin responded yes.

Board Member Bergen asked how is the height compared to the adjacent properties?

Page 4-LUB Minutes-July 17, 2019

Mr. Martin stated we may be a little higher than the one to the right.

Mr. Vreeland asked if the whole house will be resided and what color it will be.

Mr. McDermott responded it will be grey or blue.

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

The meeting was opened to the public for comment:

Mr. James Thomas read a letter he wrote addressed to Secretary Daloisio regarding comments made by the Allendale Fire Department in reference to 5-foot minimum rear and side setbacks and Ordinance 19-03.

Mr. James Pelligrini, 84 Pittis Avenue, Allendale stated in Resolution 19-18, Letter E – seems to be very vague. I'm very concerned about this. Can I speak with Mr. Vreeland about this? Mr. Botta stated this is acceptable.

ADJOURNMENT:

On a motion by Alternate Yaccarino, second by Board Member Bergen, with all present members voting in favor, the meeting adjourned at 8:33 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator

