

**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 August 21, 2019. The meeting was called to order at 7:32 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 – Absent
Patty Davis – Present
Susanne Lovisolo – Present
Ron Kistner, Borough Administrator – Absent
Steve Sasso, Council’s Representative – Present
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 Alternate Yaccarino second by Board Member Lovisolo that the Minutes of July 17, 2019 Land Use Board Meeting were approved.

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

RESOLUTION: LUB 19-19: Resolution of Approval

Application File No: LUB 2019-10

Applicant: Thomas and 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)

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

PUBLIC HEARING:

A. Application File No: LUB 2019-11

Applicant: WAB US Corp.

Address: 3 Pearl Court, Allendale, NJ 07401

Block: 601 Lot: 4.01

Application: Minor Site Plan 147-8.1

Mr. Podvey, Esquire, representing the applicant, stated this is a minor site plan application. This building totals 40,439 square feet. We propose to put a chiller on three parking spaces. We have submitted pictures of the parking lot. I have pictures of the chiller that I will hand out to the Board.

Jonathan Taylor, Manager of the facility, was sworn in and his credentials accepted by Mr. Botta. The facility is approximately 21,000 square feet, 4,000 square feet of office space and 16,000 square feet of warehouse space. We have eight full time employees and expect to grow to fifteen in the next few years. The chiller requires frequent inspections and maintenance.

Exhibit A1-photo of the chiller

Exhibit A2-photo of the chiller

Exhibit A3-large standby generator

Exhibit A4-another standby generator and an air system employed for the tenants across from us.

The chiller is required to keep equipment cool. It is liquid based in a closed loop system. There will be a privacy fence and bollards around it. It gets tested bi-monthly. The chiller is to be used by customers approximately three times per week. The landlord has signed the application indicating his approval of the installation and the location. Parking lot placement rather than the roof is preferred for safety of employees servicing the chiller in poor weather conditions.

Chairman Quinn asked for questions from the public. There was no response from the public and the matter was returned to the Board.

Eric Hough, Engineer, Bertin Engineering was sworn in and his credentials accepted by Mr. Botta.

Exhibit A5-Site Plan – The chiller is proposed to be located at the SW corner. There is a fence proposed around the chiller also. No excessive noise will be created. We do not expect any spillage. A containment pan will be installed.

Exhibit A6-Containment pan exhibit

This has a drain with a drain valve and an alarm system. 91 parking spaces are more than adequate for this location.

Mike Vreeland stated we had a pre-application meeting. The Construction Official didn't feel he had the authority to approve this. This is a minor site plan for the Board's consideration.

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Mr. Botta stated we are considering if this is consistent with the industrial nature of the zone.

Chairman Quinn asked for questions from the public. There was no response from the public and the matter was returned to the Board.

Mr. Botta stated, the bollards, fencing and the pad should be included on the plan when given to the Building Department. This chiller needs to be removed if no longer needed and the parking lot restored. There will be field supervision by the Borough Engineer.

Secretary Daloisio stated I prefer it be installed on the roof.

Mayor Bernstein stated I'm in favor of it being installed in the parking lot.

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

Mr. Vreeland stated Control Associates is putting on an addition in The Boroline Road Industrial Park. They had a small outdoor patio which was eliminated. They plan to install a patio with a raised bench, solar chargers and an outdoor grill. They own the whole building. This is a field change. The Board had no objection to the change in plan to install a patio area for employees use.

Mr. Vreeland stated regarding landscaping at Allendale Heights, the developer has provided copies of the site plan for everyone. This proposal was discussed in the field and now referred to the Board. This survey shows all the details and shows the buffer. The Board had no objections or concerns with planting of trees as a buffer to this development.

Mr. James Thomas, 30 Arlton Avenue, Allendale stated on July 17, 2019 I put a letter into the record regarding the D1 overlay. I come here tonight to correct my error and apologize for my statements. I hope the Board will accept my apology.

Councilman Sasso stated the Land Use Committee continues to work on the Sign and Lighting Ordinance. There has been some enforcement.

Mr. Botta stated a building permit has been applied for and is in the process of being approved for the Park Avenue garage.

ADJOURNMENT:

On a motion by Councilman Sasso, second by Secretary Daloisio, with all present members voting in favor, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator

