

**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 September 18, 2019. The meeting was called to order at 7:35 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 – Absent
Susanne Lovisolo – Present
Ron Kistner, Borough Administrator – Absent
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 August 21, 2019 Land Use Board Meeting were approved.

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

RESOLUTION: LUB 19-20: Resolution of Approval

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

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A motion to adopt the resolution was made by Secretary Daloisio and seconded by Vice Chairman Sirico. Roll Call: Board Member Bergen – abstain, Secretary Daloisio – 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 2019-07
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)
(continued Public Hearing from July 17, 2019)
(carried to Public Hearing of November 20, 2019)

Chairman Quinn stated the Attorney for the applicant sent in a letter. He read the letter into the record. The application is carried to November 20, 2019.

Board Member Lovisolo asked if the neighbors will be notified of the new date.

Chris Botta responded the Municipal Land Use Law does not require this. It has been published on media sites and posted on the bulletin board. The Board can agree or disagree to carry the application.

Mayor Bernstein stated we are still waiting for a traffic study. Is that correct?

Chris Botta responded he spoke to a Police Officer but I believe they should wait until the new plans come in.

Chris Botta will reach out to Bruce Whitaker in an attempt to find out what the delay is and also request the revised plans prior to the 10 day requirement.

Debbie Lyon, 81 Park Avenue stated as of this afternoon only the original letter was on the website. It has now been 5 months and the residents have not be re-notified. This seems like a strategy on the part of the applicant's Attorney. I feel the residents should be re-notified.

Paul Thomasset, 138 Arcadia Road – I don't live in the neighborhood but I've been following the application. I think this application is a serious concern.

Chris Botta stated we're governed by the Municipal Land Use Law which requires one initial notice.

Debbie Lyon asked if they make significant changes to the plans, do they have to re-notice?

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Chris Botta stated if it is a new material application then notice is required.

Approval to carry the Park & Ivy Properties, LLC application to November 20, 2019 was approved by all present members voting in favor. Mayor Bernstein is recused from this application.

Mayor Bernstein stated the Land Use Board Committee met on September 9, 2019. They went through about 20 items. We want to continue to enforce the code and also revise it. It was a productive meeting.

Chairman Quinn asked is there any activity at Borough owned Black Millwork?

Mayor Bernstein responded the site plan application will come before this Board. Councilwomen Wylczynski and Homan are working on this. We are trying to finalize the agreements and are hopeful to get through the due diligence period within one month.

ADJOURNMENT:

On a motion by Secretary Daloisio, second by Vice Chairman Sirico, with all present members voting in favor, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator

