

**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 November 20, 2019. The meeting was called to order at 7:29 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 – 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

APPROVAL OF MINUTES:

Motion by Vice Chairman Sirico second by Alternate Yaccarino that the Minutes of October 16, 2019 Land Use Board Meeting were approved.

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

RESOLUTION:

- A. LUB 19-21: Resolution of Approval
Application File No: LUB 2019-12
Applicant: Lauren & William Ikin
Address: 17 Iroquois Avenue, Allendale, NJ 07401
Block: 503 Lot: 4.01
Application: Right side yard setback 270-37 (A)4

Page 2-LUB Minutes-November 20, 2019

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

PUBLIC HEARING:

- B. 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 September 18, 2019)
(application to be heard at a later date)

Chairman Quinn stated this application came to us in May. He read the letter from Mr. Whitaker, the Attorney representing the applicant, received today stating he would like an extension of time until February 2020. The applicant will re-notice at least 10 days prior to the hearing. The Board will probably be changing the meeting date to the second week of February due to the school winter recess.

Councilman Sasso commended everyone involved for getting notice out to the public so quickly of the cancellation of this application tonight.

Northern Highlands Regional High School, 298 Hillside Avenue, Block 103 Lot 1, Discussion with Superintendent, Dr. Scot Beckerman regarding proposed relocation of tennis courts

Chris Botta stated this is a courtesy hearing.

Dr. Beckerman handed out 2 exhibits. He stated the tennis courts have deteriorated. There are drainage issues. Funding for this project will be taken out of capital reserve. We are swapping the current tennis court location for the recently acquired house property located close to Hillside Avenue. There are no lights or sound system for the courts. We are looking to move quickly so the spring tennis season can be played on the new courts. The Architect needs to know the final plan in January.

Councilman Sasso asked what is a double tennis court?

Dr. Beckerman responded this is for two people to play doubles on each side.

Dr. Beckerman stated there will be cameras out there and electric service for security purposes. .

Page 3-LUB Minutes-November 20, 2019

Vice Chairman Sirico stated you said you considered putting them on the right hand side of the school property.

Dr. Beckerman responded this is the parking lot. Those 5 courts would take up 140 parking spots. We need those spots back. It's going to cost \$942,000 to create the courts and \$344,000 to build a new lot. This plan did not work out for us.

Board Member Lovisolo asked what are these courts used for?

Dr. Beckerman stated one court (remaining in current location) will be open to the community; the remaining 5 will only be used by the school.

Dr. Beckerman stated we looked at other schools and most of them have the tennis courts right on the main road or at the entrance. There will not be much run off from this site to existing topography.

Vice Chairman Sirico asked is there a place for parents to sit?

Dr. Beckerman responded there will be limited by adequate spectator areas.

Alternate Yaccarino asked with this relocation would there be room for any other work to be done on this site?

Dr. Beckerman responded there will be 20-30 feet from the tennis courts to the circle. Possibly a few park benches would be installed. We want this to have a garden like feel.

Board Member Lovisolo asked when this would be done.

Dr. Beckerman stated we'd like to be done by August.

Chairman Quinn asked for questions from the public.

Kevin Wood, 57 Meeker Avenue, Allendale, NJ stated I think where they are right now is OK. They would be better where proposed and away from the busses.

Dr. Beckerman stated I will send the comments to the Board. We will go out to bid in January. He thanked the Land Use Board for their time.

OTHER:

Councilman Sasso stated the Land Use Committee is looking into our noise ordinance. We are looking to change the noise ordinance to 9:00 AM on Saturdays and possibly 10 AM on Sundays for commercial contractors. We would like to get Police Department input.

We received a call from a homeowner who had asked an inspector from the Building Department to take his shoes off before entering the house. He stated he couldn't due to OSHA regulations. All inspectors are now carrying booties with them for when they need to enter homes.

Page 4-LUB Minutes-November 20, 2019

Vice Chairman Sirico stated he has seen trucks in and out of the Park & Ivy property daily.

Tom Peterson, 43 Mallison Street, Allendale NJ stated regarding Park & Ivy, last weekend there was a bobcat, construction trailer and trailers on the property. They were pushing dirt up against our chain link fence. There's a lot going on there every day.

Mike Vreeland stated the Subcode Official needs to take a look at this.

Councilman Sasso stated Use Permits will be coming back to the Board.

ADJOURNMENT:

On a motion by Alternate Yaccarino, second by Vice Chairman Sirico, with all present members voting in favor, the meeting adjourned at 8:36 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator