

**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 October 16, 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 – 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 September 18, 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 – abstain, Board Member Lovisolo – aye, Councilman Sasso – abstain, Vice Chairman Sirico - aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye.

**PUBLIC HEARING:**

- A. 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

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Mr. Botta stated he reviewed the notices and they are sufficient. The application is ready to proceed.

Ms. D'Arminio, representing the applicant, stated the application is for a small addition in the attic.

Jordan Rosenberg, Architect, 27 N. Broad Street, Ridgewood, NJ was sworn in and his credentials accepted by Mr. Botta. He prepared the plans on the easel that are the same as what the Board received.

Exhibit A1 – Plans, 5 pages, last revised July 24, 2019.

Exhibit A2 – photos of the property

Mr. Rosenberg stated the lot is undersized for the zone. The house was built in 1928. The addition is not visible from the street. There are three bedrooms on the second floor. No work is proposed on the first floor. There is a recreation room in the attic. We are proposing a bathroom and a master bedroom addition in the attic. The addition is over the existing footprint of the house.

Chairman Quinn asked what the proposed square footage of the addition is.

Mr. Rosenberg responded the attic is 21 x 31.

Councilman Sasso asked if the windows will be up to code.

Mr. Rosenberg stated we are replacing the windows and they will be egress windows.

Chairman Quinn asked for questions from the Board and the public.  
There were no further questions.

Mr. Botta stated as a condition of approval no kitchen on the third floor will be permitted.

A motion to approve the application was made by Board Member Davis seconded by Secretary Daloisio. Roll Call: Board Member Bergen – aye, 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. Botta stated there is no update on the Park & Ivy Properties, LLC application.

Mr. Botta informed the Board that the Park Avenue home is progressing and needs to move a utility line in order to accommodate the mandatory garage addition.

Councilman Sasso stated there is nothing new to report from the Land Use Committee.

Mayor Bernstein stated we are working through the Agreements for Black Millwork.

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***ADJOURNMENT:***

On a motion by Secretary Daloisio, second by Board Member Lovisolo, with all present members voting in favor, the meeting adjourned at 8:24 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Land Use Administrator