

**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 December 18, 2019. The meeting was called to order at 7:33 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 – Present
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 Secretary Daloisio second by Alternate Yaccarino that the Minutes of November 20, 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.

PUBLIC HEARING:

B. Application File No: LUB 2019-13
Applicant: Joseph Bagnato
Address: 73 Canaan Place, Allendale, NJ 07401
Block: 1405 Lot: 3
Application: Side yard variance pursuant to Section 270-64B (2)

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Mr. Botta stated the required notices are in order; applicant is prepared for the hearing and ready to be heard.

Ms. Nylema Nabbie, Esquire, representing the applicant stated Mr. Bagnato lives currently in Fort Lee and would like to move to Allendale and expand the house for his family to live in.

Russell Bodnar, Architect, 52 Long Valley Road, Long Valley, NJ was sworn in and his credentials accepted by Chris Botta.

Exhibit A1-The plans were prepared by Mr. Bodnar, dated November 8, 2019. An addition is proposed on the first floor to the rear of the property and the second floor. In addition, a new porch is proposed. A dining room, kitchen and family room will be added. In addition they would like to add a mudroom. The second floor addition is 282 square feet. This property is in the AA zone. The arborvitaes will remain for screening to the side for which the variance is requested. Mr. Bodnar doesn't feel like this will impact any of the neighbors. A C2 variance is required. The exterior of the house will be finished with siding and stone.

Mike Vreeland stated the previous owner filed a soil moving permit in 2017 to fill in the existing swimming pool. Most of the addition is to the rear of the property with no variance issues. This cannot be seen from the street.

Chairman Quinn asked for questions from the Board, the public. No members of the public commented on this application.

Board member Kistner stated when the applicant was doing work for the town; he always complimented how nice Allendale was.

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

OTHER:

Chris Botta stated he will prepare the Resolution for Mr. Bagnato and it will be memorialized at the January 15, 2020 meeting.

Mayor Bernstein stated that he can happily report that he will make appointments at the Borough's Reorganization Meeting for Ron Kistner, Steve Sasso, Patty Davis, Tyler Yaccarino and Rob Forbes (Alternate #2).

He also stated that we are in a holding pattern for 220-230 W. Crescent Avenue property as contracts are still pending final agreement.

Councilman Sasso stated the Land Use Committee has been talking about lighting, the noise ordinance and pop-up shops.

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Board Member Kistner stated Mike Limatola will be asking residents and commercial property owners to fill out contact information so we have this information on file.

ADJOURNMENT:

On a motion by Board member Lovisolo, second by Secretary Daloisio, with all present members voting in favor, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator