

Land Use Board of the Borough of Allendale
Initial Meeting Minutes
January 15, 2020

PRESENT: Board Member Bergen, Secretary Daloisio, Board Member Kistner, Board Member Lovisolo, Councilman Sasso, Vice Chairman Sirico, Mayor Bernstein, Chairman Quinn, Alternate Yaccarino

ABSENT: Board Member Davis, Alternate Forbes

ALSO PRESENT: Board Attorney Christopher C. Botta, Esq.
Board Engineer Michael Vreeland
Land Use Administrator Linda Garofalo

The Initial Meeting of the Land Use Board of the Borough of Allendale was held in the Municipal Building at 500 West Crescent Avenue, Allendale, NJ on January 15, 2020. The meeting was called to order at 7:34 p.m. by Chairman Quinn who read the open public meetings statement confirming that adequate notice was provided and the requirements of the Open Public Meetings Act were satisfied.

Chairman Quinn led those present in a salute to the flag.

OATHS OF OFFICE:

Chris Botta administered the Oaths of Office for the following:

- Class I – Mayor Ari Bernstein (term corresponds with term of office)
- Class II – Ron Kistner (term expiring December 31, 2020)
- Class III – Steve Sasso (term expiring December 31, 2020)
- Alternate #1 – Tyler Yaccarino (term expiring December 31, 2020)

ROLL CALL:

Chairman Quinn asked for a Roll Call of the Land Use Board with the following members present:

- Board member Bergen - present Councilman Sasso – present Alt. Yaccarino - present
- Board member Daloisio - present Vice Chairman Sirico - present Alt. Forbes - absent
- Board member Davis - absent Mayor Bernstein - present
- Board member Kistner - present Chairman Quinn - present
- Board member Lovisolo - present

ORDER OF VOTING AND ELECTION OF OFFICERS:

Resolution LUB 20-01/Order of Voting

Motion by Mayor Bernstein, second by Board member Kistner, that Resolution No. LUB 20-01 be approved.

On a roll call, the vote on Resolution No. LUB 20-01 was recorded as follows:

- Board member Bergen - aye Councilman Sasso – aye Alternate Yaccarino - aye
- Board member Daloisio - aye Vice Chairman Sirico – aye
- Board member Kistner - aye Mayor Bernstein – aye
- Board member Lovisolo - aye Chairman Quinn - aye

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Resolution LUB 20-02/Election of Land Use Board Chair

Motion by Mayor Bernstein, second by Board member Kistner, to nominate Kevin Quinn as Chair of the Land Use Board for the year 2020. There were no other nominations. Resolution No. LUB 20-02 was approved.

On a roll call, the vote on Resolution No. LUB 20-02 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Resolution LUB 20-03/Election of Land Use Board Vice Chair

Motion by Mayor Bernstein, second by Board member Kistner, to nominate Michael Sirico as Vice Chair of the Land Use Board for the year 2020. There were no other nominations. Resolution No. LUB 20-03 was approved.

On a roll call, the vote on Resolution No. LUB 20-03 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Resolution LUB 20-04/Election of Land Use Board Secretary

Motion by Mayor Bernstein, second by Board member Kistner, to nominate Joseph Daloisio as Secretary of the Land Use Board for the year 2020. There were no other nominations. Resolution No. LUB 20-04 was approved.

On a roll call, the vote on Resolution No. LUB 20-04 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Chairman Quinn announced that the next order of business pertained to the appointment of professionals to serve the board. The first position to be discussed was the Land Use Board Legal Counsel.

RESOLUTIONS:

Resolution LUB 20-05/Appointment of Land Use Board Legal Counsel

Motion by Secretary Daloisio, second by Mayor Bernstein, was made to appoint Chris Botta, Esq. as Land Use Board Legal Counsel for the year 2020. Hearing no further discussion, Resolution LUB 20-05 was approved.

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On a roll call, the vote on Resolution No. LUB 19-05 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Resolution LUB 20-06/Appointment of Land Use Board Engineer

Motion by Councilman Sasso, second by Mayor Bernstein to appoint Mike Vreeland as the Land Use Board Engineer. Hearing no further discussion, Resolution LUB 20-06 was approved.

On a roll call, the vote on Resolution No. LUB 20-06 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Resolution LUB 20-07/Appointment of Land Use Planner

Motion by Board member Bergen, second by Board member Lovisolo to appoint Ed Snieckus as the Land Use Board Planner. Hearing no further discussion, Resolution LUB 20-07 was approved.

On a roll call, the vote on Resolution No. LUB 20-07 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Resolution LUB 20-08/Time and Place of Land Use Board Meeting for 2020

Motion by Board member Kistner, second by Board member Bergen to set time and place of meetings for 2020 as amended. As there was no further discussion, Resolution LUB 20-08 was approved.

On a roll call, the vote on Resolution No. LUB 20-08 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

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Resolution LUB 20-09/Adoption of By Laws for the Land Use Board

Motion by Vice Chairman Sirico, second by Alternate Yaccarino that Resolution LUB 20-09 be approved.

On a roll call, the vote on Resolution No. LUB 20-09 was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Approval of Minutes from the December 18, 2019 Land Use Board Meeting.

Motion by Board member Lovisolo, second by Board member Bergen that the Minutes be approved.

On a roll call, the vote on the Minutes was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Resolution

Application File #LUB 2019-13

Resolution 19-22

Applicant: Joseph Bagnato

Address: 77 Canaan Place, Allendale, NJ 07401

Block 1405 Lot 3

Application: Side yard variance pursuant to Section 270-64B (2)

Motion by Secretary Daloisio, second by Board member Kistner that the Resolution be approved.

On a roll call, the vote on the Minutes was recorded as follows:

Board member Bergen - aye	Councilman Sasso – aye	Alternate Yaccarino - aye
Board member Daloisio - aye	Vice Chairman Sirico – aye	
Board member Kistner - aye	Mayor Bernstein – aye	
Board member Lovisolo - aye	Chairman Quinn - aye	

Mayor Bernstein stated at the Reorganization Meeting there were some Committee Chairs changed. Councilman Sasso will be chairing the Land Use Committee. The first meeting will be Monday, January 20, 2020.

Mayor Bernstein stated Black Millwork should be moving forward in 2020.

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Chairman Quinn stated regarding Park & Ivy, the ball is in their court. They need to re-notice for the February Meeting. Ron Kistner stated there are two tenants there that should be vacating.

On a motion by Alternate Yaccarino, seconded by Board member Kistner, with all present members voting in favor, the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator