

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 via teleconferencing on Go To Meeting due to the State of Emergency in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on May 20, 2020. The meeting was called to order at 7:02 pm by Chairman Quinn who read the Open Public Meetings Act statement and stated the requirements had been satisfied.

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

ROLL CALL:

The following individuals answered roll call:

- Board Member Bergen
- Secretary Daloisio
- Board Member Davis
- Board Member Kistner
- Board Member Lovisolo
- Councilman Sasso
- Vice Chairman Sirico
- Mayor Bernstein
- Chairman Quinn
- Alternate Yaccarino

ABSENT:

- Alternate Forbes

The following individuals were also present:

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

OATH OF OFFICE

Class IV – Patty Davis (term expiring December 31, 2021)
Alternate #2 - Robert Forbes (term expiring December 31, 2021)

Board Member Davis was sworn in by Mayor Bernstein

APPROVAL OF MINUTES

Motion by Secretary Daloisio, second by Vice Chairman Sirico that the Minutes of the January 15, 2020 Initial Land Use Board Meeting were approved. There was no discussion.

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

DISCUSSION:

ORDINANCE 20-08 – Bond Ordinance to authorize the making of various public improvements and the acquisition of new additional or replacement equipment and machinery, new information technology equipment, new communication and signal systems equipment and new automotive vehicles, including original apparatus and equipment, in, by and for the Borough of Allendale, in the County of Bergen, State of New Jersey, to appropriate the sum of \$1,575,604 to pay the cost thereof, to appropriate various grants, to make a down payment, to authorize the issuance of bonds to finance such appropriation, to provide for the issuance of bond anticipation notes in anticipation of the issuance of such bonds and to amend bond ORDINANCE NO. 16-04 Adopted on March 10, 2016. (Resolution or a letter is required)

Chairman Quinn advised Chris Botta that the Land Use Board approves of Chris Botta writing a letter to the Borough Clerk that this is in keeping with the Master Plan.

PUBLIC HEARINGS

Application File No: LUB 2020-02
Applicant: Laurie Sullivan
Address: 30 Pittis Avenue, Allendale, NJ 07401
Block: 911 Lot: 20
Application: Rear yard setback pursuant to 270-57D
(carried from the meeting of March18, 2020)

Chris Botta has stated that he has reviewed the notices and the applicant is ready to proceed at this time.

Laurie Sullivan was sworn in.

John Musdinski, Architect stated that this is a one-story addition of a Master bedroom. The addition is 390 square feet. The lot is irregular shaped especially with regard to the next property to the rear of this home, thus the need for a hardship variance.

Page 3-LUB Minutes-May 20, 2020

Laurie Sullivan stated the landscaping is mature.

Mike Vreeland stated we reviewed the application and made a site visit. There was some underground piping; they should maintain the existing drainage system. No landscaping is proposed.

Laurie Sullivan stated there will be no additional lighting and no changes to the existing landscaping.

Chairman Quinn asked did the completeness checklist satisfy your concerns?

Mike Vreeland responded yes.

Chairman Quinn asked for questions from the Board, the public. Seeing and hearing none, Chairman Quinn brought it back to the Board.

A motion to approve the application was made by Board Member Kistner, seconded by Vice Chairman Sirico. 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.

Chris Botta stated that he will prepare the Resolution which will be memorialized at the June 17, 2020 meeting.

Application File No: LUB 2020-01
Applicant: William Vitti
Address: 170 Powell Road, Allendale, NJ 07401
Block: 1906 Lot: 14
Application: Side Yard Setback 270-64B (2)

Chris Botta stated the notices are in order, the application is ready to proceed.

Secretary Daloisio recused himself from this application on the grounds he is a personal friend of the applicant.

Robert Mancinelli, Meyerson, Fox, Mancinelli & Conte stated that this is an application for bulk variances – addition and alterations are proposed. The applicant would like to construct a two story addition and covered porch.

Roger Schlicht, Architect stated he prepared the plans dated March 10, 2020, revised May 7, 2020. This is an existing one family home with attached garage. It is consistent with the other homes in the neighborhood. The lot is 100 feet wide, 130 feet is required.

Page 4-LUB Minutes-May 20, 2020

Drawing V3 – on the first floor we would like to add a breakfast room and kitchen addition. Also an open front covered porch is proposed. On the second floor a Master bedroom on top of the first floor is to be constructed.

The variance is for the porch and increased size of the house, this increases the side yard setback requirement creating a variance with the side yard setback. This is all behind the house and cannot be seen from the street. All siding will be replaced. The porch is an open structure. The narrow width of the property and placement of the house on the property results in the hardship relief request by the applicant.

Mike Vreeland's memo dated April 11, 2020 - Page 3 – section 4 – regarding downspouts, there are two seepage pits there. This will be handled in the Building Department application. The exterior lighting will consist of sconces.

Mr. Mancinelli stated we will satisfy anything the Building Department requires.

Chairman Quinn asked for questions from the Board, the public. Seeing and hearing none, Chairman Quinn brought it back to the Board.

A motion to approve the application was made by Board Member Kistner, seconded by Vice Chairman Sirico. Roll Call: Board Member Bergen – aye, Secretary Daloisio – recused, 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.

Chris Botta stated that he will prepare the Resolution which will be memorialized at the June 17, 2020 meeting.

Application File No: LUB 2020-03
Applicant: Daniel & Jennifer Devir
Address: 30 Grey Avenue, Allendale, NJ 07401
Block: 903 Lot: 4
Application: Side yard setback 270-64C (2)
Front and side yard setbacks 270-57B

Chris Botta stated the proof of service is proper, the public has been notified, it was posted in Borough Hall and in the newspaper.

Mary Scro, Architect, was sworn in and her credentials accepted by Chris Botta. She stated this is a single-story addition. The lot is triangular. We are adding 545 square feet. The proposal is for a family room and expansion of the kitchen.

We are adding charm and appeal to the house. It looks like a ranch from the road. We are adding to the right side of the house. Anything that is required of the Engineer will be provided. We are enclosing the deck.

Page 5-LUB Minutes-May 20, 2020

Chris Botta stated anything required of the Engineer will be a Condition of Approval.

Chairman Quinn asked if this is a C1 hardship.

Mary Scro stated yes.

Secretary Daloisio asked what is the hardship?

Mary Scro responded the way the house is constructed (front to back split level) and the shape of the lot – pie shaped; broad across the front and narrowing on the sides to a point in the rear.

Chairman Quinn asked for questions from the Board, the public.

Patrice Maurel, 51 Pittis Avenue stated he has no concerns after looking at the plans. More privacy will be provided than currently exists.

Chairman Quinn brought it back to the Board.

Board Member Davis asked could the family room be moved to the center of the house?

Mary Scro responded we can't move it because it's a split level.

Chairman Quinn asked is the chimney going to be eliminated?

Mary Scro responded it will be relocated.

Patrice Maurel, 51 Pittis Avenue stated he has no concerns after looking at the plans. More privacy will be provided than currently exists.

A motion to approve the application was made by Board Member Kistner, seconded by Board Member Lovisolo. 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.

Chris Botta stated that he will prepare the Resolution which will be memorialized at the June 17, 2020 meeting.

Application File No: LUB 2020-04

Applicant: Scott & Kimberly Rosner

Address: 76 Canaan Place

Block: 1403 Lot: 23

Application: Setback 270-37(A) (2)

Encroachment 270-64B(2)

Page 6-LUB Minutes-May 20, 2020

Chris Botta stated this application has been noticed for today, the applicant is ready to be heard. In addition, it was posted in Borough Hall, on the Borough website and put in the newspaper.

The applicant and the Builder were sworn in.

The Builder is John Andicoechea, Abercon Builders.

Mr. Rosner stated the application is for an addition over an existing office. The property is in the AA zone.

The plans were prepared by Robert Puzio, Architect, 785 Totowa Rd. Totowa who was not able to attend the meeting.

Mr. Rosner stated the existing footprint is not changing. The hardship relates to the position of the existing home on the property in relation to the enhanced side yard setback requirements. The addition of a fourth bedroom will add value to the home and is commiserate with other homes in the neighborhood. The addition is to the center rear of the existing structure not impacting the side yard area of the home.

We are addressing runoff as stated in the Borough Engineer's report and have spoken with the Borough Engineer.

We are not removing any trees. A 1,000 gallon seepage pit is to be installed.

Mike Vreeland recommended the seepage pit be connected to the stormwater drainage inlet that is located on the property.

Secretary Daloisio asked if there are any water issues now?

Mr, Rosner responded no.

Chairman Quinn asked for questions from the Board, the public.

Jeff Lasik, 84 Canaan Place stated I looked at the plans on Friday, will the bushes between the adjoining driveways remain?

Mr. Rosner stated yes, they will remain. All landscaping is to remain the same.

Chairman Quinn brought it back to the Board.

A motion to approve the application was made by Secretary Daloisio, seconded by Alternate Yaccarino. 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.

Page 7-LUB Minutes-May 20, 2020

Chris Botta stated that he will prepare the Resolution which will be memorialized at the June 17, 2020 meeting.

OPEN TO THE PUBLIC FOR COMMENT:

Seeing and hearing none, Chairman Quinn brought it back to the Board.

CORRESPONDENCE:

There was no correspondence.

Mayor Bernstein stated the discussion on the redevelopment plan for the Borough property at 230-240 Crescent Avenue is not ready to be shared with the Board at this time.

Chris Botta stated that he commends everyone for making this meeting happen tonight as many towns are cancelling Land Use Meetings due to the COVID 19 State of Emergency.

Also, he spoke to Mr. Whittaker, attorney for Park and Ivy project and no new plans have been submitted to date. There will be a revised proposal which will be significantly scaled down.

Mayor Bernstein stated thanks to Chris Botta for making this meeting happen tonight. Also, a Happy Birthday to Ron Kistner.

Chairman Quinn said thank you to Tyler and Linda for putting this meeting together using virtual technology.

Board Member Davis asked what is happening with construction and inspections generally in town?

Ron Kistner responded new construction and virtual inspections are being done. We are looking to get employees back in the office by June 8, 2020 and opening to the public on June 29, 2020.

ADJOURNMENT:

On a motion by Board Member Daloisio, second by Vice Chairman Sirico, with all members present voting in favor, the meeting was adjourned at 8:40 pm.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

