

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 June 17, 2020. The meeting was called to order at 7:30 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
- Ed Snieckus, Burgis Associates
- Robert Benecke
- Land Use Administrator, Linda Garofalo

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APPROVAL OF MINUTES

Motion by Vice Chairman Sirico, second by Board Member Kistner that the Minutes of the May 20, 2020 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..

RESOLUTIONS

LUB 20-10: Resolution of Approval
Applicant: Laurie Sullivan
Address: 30 Pittis Avenue, Allendale, NJ 07401
Block: 911 Lot: 20
Application: Rear yard setback pursuant to 270-57D

A motion to adopt the resolution was made by Secretary Daloisio and seconded by Board Member Kistner. 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.

LUB 20-11: Resolution of Approval
Applicant: William Vitti
Address: 170 Powell Road, Allendale, NJ 07401
Block: 1906 Lot: 14
Application: Side Yard Setback 270-64B (2)

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

LUB 20-12 Resolution of Approval
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

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A motion to adopt the resolution was made by Vice Chairman Sirico and seconded by Board Member Bergen. 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.

LUB: 20-13: Resolution of Approval
Applicant: Scott & Kimberly Rosner
Address: 76 Canaan Place
Block: 1403 Lot: 23
Application: Setback 270-37(A) (2)
Encroachment 270-64B(2)

A motion to adopt the resolution was made by Board Member Kistner and seconded by Alternate Yaccarino. 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.

DISCUSSION:

Amendment to Redevelopment Plan Ordinance 19-03 for 220/230 West Crescent Avenue

Bob Benecke, 8410 Sanctuary Blvd., River Dale, NJ was sworn in and his credentials accepted by Chris Botta. Mr. Benecke stated we represent the Borough. This is a 2019 redevelopment plan, updated in 2020. On March 28, 2019 the Borough Council adopted a redevelopment plan for 220/230 West Crescent Avenue, Allendale. The redevelopment plan was adopted. They requested a change from 60 to 70 units, with the same 48 foot height limitation. There are three components:

- 1.) Residential
- 2.) Self-storage
- 3.) Municipal building site

We are planning to leave the warehouse component in place. The council introduced the Ordinance. We are asking for the Land Use Boards' comments on this update.

Chris Botta asked if the Board members have any questions of Mr. Benecke. This is not a site plan review. It is a review of the concept set forth by the Borough Council. This is deemed an area in need of redevelopment. The Land Use Board will have an opportunity to do a full site plan review when a plan is developed. If there was a "D" variance request associated with a proposed site plan, it would go to the Mayor and Council.

Chairman Quinn asked for questions from the Board.

Patty Davis asked if now is the time to add warehouse/office space?

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Mr. Benecke responded the underlying zone allows for 100% warehouse space. Self-storage is still permitted.

Chairman Quinn stated in the document it is stated we can go up to 25% refrigeration warehousing.

Susanne Lovisolo stated self-storage eliminates the large trucks coming in. What's to prevent the entire facility from becoming zoned for warehouse.

Mr. Benecke responded we did not change the underlying zoning. We've eliminated Sunday access by trucks. The underlying zone does permit the warehouse concept.

Chairman Quinn asked can you talk to the Affordable Housing element.

Mr. Benecke stated this will still stay in effect. There's an overriding federal statute that requires a physical separation between senior affordable and market housing. Senior Housing has to have a physical separation thus a dedicated senior housing element was eliminated from the current plan.

Ed Snieckus, Burgis Associates was sworn in and his credentials accepted by Chris Botta. He stated I reviewed the amendments submitted to the Board for review. I compared these changes to the Master Plan amendment. In addition, I looked at the June 18, 2018 Housing Element and Fair Share Plan. I find the changes to be minor amendments.

Ed Snieckus stated there's a limitation on the types of warehouses. I looked at the parking standards, I find them consistent. There are no inconsistencies, in my opinion.

Chairman Quinn stated in the report it says a site plan should be presented by October 1, 2020.

Mr. Benecke stated this is accurate.

Chairman Quinn asked for questions from the public. Hearing none, he brought it back to the Board.

Chris Botta to send a letter to the Borough Clerk stating there are no inconsistencies with the Master Plan.

A motion to adopt was made by Board Member Kistner and seconded by Councilman Sasso.
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 HEARINGS

Application File No: LUB 2020-05

Applicant: Matt & Tara Flath

Address: 42 Heights Road, Allendale, NJ 07401

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Block: 404 Lot: 5

**Application: Side yard setback, minimum lot width, minimum lot size
Borough Codes 270-64C and 270-18B(2)**

Xiomara Paredes, AIA, 240 Rock Road, Suite 101, 2nd floor, Glen Rock was sworn in and her credentials accepted by Chris Botta. Ms. Paredes stated this is the first time I am attending the Allendale Board meeting.

Chris Botta stated I reviewed the notices and the newspaper ad and the notice is proper. The matter is ready to proceed.

Ms. Parides stated this is a two story addition to a dutch colonial house. There is a left side variance. On the opposite side, the existing house, the side yard is non-conforming at 15.69 feet. There is a new box window proposed on the side of the existing house. This is on the right side. There is a C2 variance, we are 15 feet short of the 150 feet required. The intent is to maintain the historical feature of the house in keeping with the dutch colonial style.

We are replacing the door and bay window with a box window. The existing house has a kitchen and stairs. We are proposing a new front entry in the center of the house. The master suite will be above the two car garage.

On the second floor a master bedroom, master bathroom and closet are proposed. We require taller floor joists. The exterior will remain the same. The building height will be 30 feet where 35 feet is allowed.

We are enhancing the streetscape. All other requirements will be complied with regarding the ordinance. A photo was shown with the houses in the neighborhood that are similar. We are blending in with the neighborhood.

Mike Vreeland stated the Board is familiar with this part of the ordinance. The existing house without the garage and the proposal would trigger a variance due to the enhanced side yard setback requirement.

Mr. Flath was sworn in by Chris Botta.

This is unique in terms of how far to the left we are going. We took time and studied the neighborhood homes.

Exhibit A1- aerial photograph.

There are older mature trees in this neighborhood.

Secretary Daloisio asked if you have to go out this far.

Mr. Flath stated we have two cars and would like to park both in the garage.

Secretary Daloisio stated this is a lot of house for this lot.

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Mr. Flath stated this is a C2 variance.

Ms. Parides stated we are 500 square feet below the GBA.

Melissa Bergen stated I saw a lot of houses with the garage tucked behind the rear of the house. Did you look at this?

Ms. Parides asked if we set the garage further back, is that what you're suggesting?

Mr. Flath stated they were able to do that in the required setback.

Mrs. Flath was sworn in by Chris Botta. She stated this would take away from the site lines.

Chairman Quinn asked for questions from the Board.

Patty Davis stated some people do a tandem garage if that would work.

Ms. Parides stated if we go back and reduce the size of the house but the variance would be less, are you thinking that would be worth a try?

Christ Botta stated the variance goes with the land forever.

Chairman Quinn asked for questions from the Public.

Chris Bessetti, 56 Heights Road, Allendale stated I reviewed the plans and my wife and I support the project.

Ms. Bassetti stated these are non-conforming lots built in 1928. These were originally summer homes.

Chairman Quinn stated the enhanced side setback rules certainly apply and designed to protect neighboring properties from expansions beyond the limits of the side yards. The home plan design looks great.

Mayor Bernstein asked is there a way to make this work?

Mr. Flath responded we'd certainly take a look at the plan.

The majority of the Board would like to see a revised plan.

The applicant will look into revising the plans and return to the Board. No additional fees are required.

This application is carried to the meeting of July 15, 2020 no further notice necessary, time is waived.

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Chairman Quinn opened the meeting to the public for any new Land Use Board matters. Seeing hearing none, it was brought back to the Board.

NEW MATTERS:

Steve Sasso stated the Land Use Committee Agendas are pretty full. Construction code receipts and permits are back to normal. Property maintenance is always rocking along. I am looking at a noise ordinance for 2020. Any comments are welcome.

Susanne Lovisolo asked where are we with the property on 47 Heights Road?

Steve Sasso responded the building was demolished. Environmental remediation is continuing.

Chairman Quinn stated now that kids are home from college, there are cars parked on lawns. Also there are RVs in driveways.

Steve Sasso stated Mike Limatola is out there regularly enforcing the codes, he's great.

OPEN TO THE PUBLIC FOR COMMENT:

ADJOURNMENT:

On a motion by Secretary Daloisio, second by Alternate Yaccarino, with all members present voting in favor, the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo