

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, 2<sup>nd</sup> Floor, Allendale, New Jersey 07401 on July 15, 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
- Vice Chairman Sirico
- Mayor Bernstein
- Chairman Quinn
- Alternate Yaccarino

**ABSENT:**

- Councilman Sasso
- Alternate Forbes
- Board Member Lovisolo

The following individuals were also present:

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

**OATH OF OFFICE**

Alternate #2 - Robert Forbes (term expiring December 31, 2021)  
Postponed to a future meeting.

**APPROVAL OF MINUTES**

Motion by Vice Chairman Sirico, second by Secretary Daloisio that the Minutes of the June 17, 2020 Land Use Board Meeting were approved. There was no discussion.

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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, Vice Chairman Sirico - aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye..

**PUBLIC HEARINGS**

**Application File No: LUB 2020-06**

Applicant: Michael & Susan Ritz

Address: 2 Butternut Road, Allendale, NJ 07401

Block: 1304 Lot: 40

Application: Proposed entry portico - Proposed 46'0" where 50'0" is required for front yard.

Chris Botta stated he has reviewed the Affidavit of Service, everything is in order and we are ready to proceed with the application.

Mr. and Mrs. Ritz were sworn in by Chris Botta.

Mr. Ritz stated this application is for an open framed entry portico over the front door. The hardship is we need to cover the existing landing for family and guests' protection

Exhibit A1-Sheet A1 dated June 15, 2020.

Mr. Ritz stated interior renovations have been done. We are covering the existing landing, a preexisting non conformity. This will be columns and a roof structure.

Michael Vreeland stated he has looked at this application and visited the site. He did not prepare a report. This is a modest covering of the existing encroachment in the front yard.

Chairman Quinn asked what is the hardship?

Mr. Ritz responded the hardship is we want to create a welcoming entrance. We do not want to do extensive demolition. This will be the same length and width as the existing landing. The landing is 58 inches.

Chairman Quinn asked for questions from the Board.

Vice Chairman Sirico stated the bricks are already there, they are non-conforming.

Mr. Ritz stated correct.

Mr. Botta stated this would be a C1 or C2 variance. The C2 variance appears to be that the benefits exceed the detriments of this proposed portico application.

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Mayor Bernstein asked if they will be adding to any non-conformance.

Chris Botta stated no.

Chairman Quinn stated I'm more comfortable with a C1 and C2 variance in this case.

Secretary Daloisio asked if this is going to be structural.

Mr. Ritz responded no. There will be no access to the top of the portico from the second story of the home.

Secretary Daloisio asked if there are any gutters or leaders.

Joe Russo, Contractor, 8 Lisa Court, North Haledon stated there will be gutters connected to the existing leaders.

Secretary Daloisio asked about the lighting.

Joe Russo responded there will be a chandelier and two sconces.

Chairman Quinn asked for questions from the public.

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

Chris Botta stated included in the Resolution will be a clause stating the applicant will work with the Borough Engineer to make sure there is no adverse waterflow off of this property.

Chris Botta stated the Resolution will be memorialized at the August 19<sup>th</sup>, 2020 Meeting. No permit will be issued until that time.

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, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye.

**Application File No: LUB 2020-05**

Applicant: Matt & Tara Flath

Address: 42 Heights Road, Allendale, NJ 07401

Block: 404 Lot: 5

Application: Side yard setback, minimum lot width, minimum lot size

Borough Codes 270-64C and 270-18B(2)

**(This application is carried to the August 19, 2020 Meeting)**

**OPEN TO THE PUBLIC FOR COMMENT:**

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Chairman Quinn opened the meeting up to the public for any Land Use matters.

Ron Kistner stated regarding the Park Avenue garage, Property Maintenance will get involved to insure the property is maintained pending further development proposals.

Mayor Bernstein stated regarding Black Millwork, we met with the Buyers and we are moving forward.

**CORRESPONDENCE:**

There was no correspondence.

**ADJOURNMENT:**

On a motion by Secretary Daloisio, second by Alternate Yaccarino, with all members present voting in favor, the meeting was adjourned at 7:55 pm.

Respectfully submitted,

*Linda Garofalo*

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