

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 20, 2023. The meeting was called to order at 7:31 PM by Chairman Sirico who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Sirico led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Vice Chairwoman Bergen  
Board Member Putrino  
Councilman Daloisio  
Board Member Dalo  
Chairman Sirico  
Mayor Wilczynski  
Alternate Warzala  
Alternate Butler

**ABSENT:**

Board Member Kistner

The following individuals were also present:  
Board Attorney, Christopher Botta, Esq.  
Land Use Administrator, Linda Garofalo  
Borough Engineer, Michael Vreeland

**APPROVAL OF LUB MEETING DATES FOR 2024**

All members present voted in favor, that the Meeting Dates for the 2024 Land Use Board Meetings be approved. There was no discussion.

**APPROVAL OF MINUTES**

Motion by Councilman Daloisio, seconded by Vice Chairwoman Bergen, that the Minutes of the November 13, 2023 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Vice Chairwoman Bergen – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Chairman Sirico – aye, Alternate Warzala – aye, Alternate Butler – aye.

**Page 2-LUB Minutes-December 20, 2023**

**RESOLUTIONS**

Application File No.: LUB 2023-11

Resolution No.: 23-24

Applicant: Robert & Jennifer Gerard

Address: 14 Birch Street, Allendale, NJ 07401

Block 2007 Lot: 5

Application: Add second story to a single family home. Pursuant to 270-57D & 270-37.

A motion to adopt the resolution was made by Councilman Daloisio – aye, seconded by Vice Chairwoman Bergen. Roll Call: Board Member Bergen – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Chairman Sirico – aye, Alternate Warzala – aye, Alternate Butler – aye.

**PUBLIC HEARING**

Application File No.: LUB 2023-12

Applicant: Peter & Amy Bloom

Address: 34 Harreton Road, Allendale, NJ 07401

Block 509 Lot: 4

Application: Wood Burning fireplace – side yard setback encroachment.

Chris Botta stated he has reviewed the public notice, mailings and taxes and this application is ready to proceed.

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

Mrs. Bloom stated we are planning to put a fireplace in an existing family room. This will not be more than 24 inches outside of the house. We already are doing work on the house. Living room, dining room and kitchen walls are out and it's one big open room.

Chairman Sirico asked for questions from the Board.

Vice Chairwoman Bergen asked if the latest survey in the packet is the proposal?

Mr. Bloom stated yes.

Chris Botta asked if you are on the start of the curve on Harreton Road?

Mrs. Bloom stated yes.

Vice Chairwoman Bergen asked what is the finish of the fireplace?

Mr. Bloom stated siding,

Mike Vreeland asked if the siding will match the existing?

**Page 3-LUB Minutes-December 20, 2023**

Mrs. Bloom stated yes.

Mike Vreeland stated the proposal is similar to what was submitted.

**Exhibit A1**-updated proposal, 22 ½” deep.

Board Member Putrino stated the fireplace doesn't go past the AC units.

Mr. Bloom stated this is correct.

Chairman Sirico asked for questions from the public.

Mike Vreeland stated the finish is with the same siding. This is next to the neighbor's driveway.

Alternate Butler asked if the electric service will be affected?

Mr. Bloom stated no.

Board Member Dalo asked what is the shape of the fireplace, is it a rectangle shape going straight up?

Mrs. Bloom stated it's a typical rectangular box.

Chairman Sirico asked do you agree to work with the Board Engineer?

Mr. Bloom stated yes.

A motion to approve the application was made by Board Member Putrino, second by Alternate Butler. Roll Call: Vice Chairwoman Bergen - aye, Board Member Putrino – aye, Councilman Dalosio – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alt. #1, Warzala – aye, Alt. #2 Butler – aye.

Application File No.: LUB 2023-12

Applicant: William & Fani Thomson

Address: 540 Hillside Avenue, Allendale, NJ 07401

Block 104 Lot: 10

Application: Addition of a new roof structure over existing patio space. Side yard setback.

Pursuant to Code 270-37A(2)

Chris Botta stated he has reviewed the public notice, mailings and taxes and this application is ready to proceed.

Mr. and Mrs. Thomson were sworn in by Chris Botta. Mr. Thomson stated we have an old patio on the side and we want to replace it, cover it and use it as a three season room. The roof will match the existing roof.

#### **Page 4-LUB Minutes-December 20, 2023**

Mike Veeland stated the reason they're here is because they're putting a roof on it and it falls into the side yard setback. We suggest they install run off and downspouts into a seepage pit.

Mr. Thomson stated high hats and a ceiling fan are planned. We agree to install seepage pits if needed.

Chairman Sirico asked for questions from the Board.

Councilman Daloisio asked will you regrade the property or just remove the patio?

Mr. Thomson stated we are just replacing the patio.

Mr. Thomson stated we will install small evergreens.

Councilman Daloisio stated please make sure water is not directed to the neighbor.

Board Member Putrino stated the roof is 20 feet, is it in line with the existing roof?

Mike Vreeland stated the post is pulled in from the corner of the house and roof extends a little over.

Chairman Sirico stated the Resolution should state not to exceed 19 feet 5 inches.

Mr. Thomson stated I believe the Architect designed it so the runoff will go towards our backyard.

Mike Vreeland stated I think we can work on this in the field and possibly tie into the existing seepage pit. The applicants agreed.

Chairman Sirico asked for questions from the public.

A motion to approve the application was made by Board Member Putrino, second by Vice Chairwoman Bergen. Roll Call: Vice Chairwoman Bergen - aye, Board Member Putrino – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alt. #1, Warzala – aye, Alt. #2 Butler – aye.

#### **OPEN TO THE PUBLIC FOR COMMENT**

Mayor Wilczynski stated the windows for the Recreation Center have been chosen, we are using Marvin Windows. The color scheme was shown. They are starting construction, Dinallo Construction is doing the job and should be complete by June or July. Also, the 70 rental units will be on the market in January or February.

We are starting a mural downtown, it will be made out of clay. The community will be involved. This is where the existing mural is now near the steakhouse. We don't own the land.

**Page 5-LUB Minutes-December 20, 2023**

Chairman Sirico stated I want to end this meeting on a positive note. Tonight is the last meeting for Chris Botta. He is going to be the Municipal Judge of Allendale. You have helped me so much and I appreciate you. The Board will miss you. We got you a plaque. We appreciate your work and guidance. Best of Luck!

Chris Botta stated thank you very much, I appreciate that. I have been the Board Attorney for 7 years and the time has flown by. There have been many great projects, even during covid.

Every meeting was different and unique. Linda Garofalo makes my job easier. I am looking forward to a new challenge as the Municipal Judge.

Mayor Wilczynski stated you were born and raised in Allendale and you brought your love of Allendale with you.

Councilman Daloisio stated you are a true professional. You will be a fantastic Judge.

Mike Vreeland stated I was impressed in the way our future Board Attorney, Mr. Lawrence Calli, interacted at a meeting, when I met him.

**ADJOURNMENT:**

On a motion by Board Member Dalo, second by Board Member Putrino, with all members present voting in favor, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Land Use Administrator