

**Land Use Board of the Borough of Allendale  
Initial Meeting Minutes  
January 17, 2023**

**PRESENT:** Vice Chairwoman Bergen, Board Member Warzala, Board Member Putrino, Board Member Agugliaro, Councilman Daloisio, Board Member Dalo, Chairman Sirico, Mayor Wilczynski, Alternate Butler, Alternate Conte

**ABSENT:**

**ALSO PRESENT:** Board Attorney Lawrence Calli, Esq.  
Board Engineer Michael Vreeland  
Board Planner, Ed Snieckus  
Land Use Administrator, Linda Garofalo

The Initial Meeting of the Allendale Land Use Board was called to order at 7:30 pm by Chairman Sirico who read the Open Public Meetings Act statement and stated the requirements had been satisfied.

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

Chairman Sirico thanked everyone for being here. There are some new faces here. This is our Annual Reorganization Meeting. He stated he welcomes Andrew Agugliaro, Congratulated Councilman Daloisio and Ed O'Connell on their election, Jason Warzala to Class IV, Frank Putrino, Melissa Bergen, Gregg Warzala, Joseph Conte and Larry Calli as our counsel who is taking over for Chris Botta.

***OATHS OF OFFICE:***

Mayor Wilczynski administered the Oaths of Office for the following:

Class I-	Gregg Butler, 2 yrs. (term expiring December 31, 2024)
Class II –	Andrew Agugliaro, 1 yr. (term expiring December 31, 2024)
Class III –	Joe Daloisio, 1 yr. (term expiring December 31, 2024)
Class IV -	Frank Putrino, 4 yrs. (term expiring December 31, 2027)
Class IV-	Jason Warzala, 3 yrs. (term expiring December 31, 2026)
Alternate 2 –	Joseph Conte, 2 yrs. (term expiring December 31, 2025)

***ROLL CALL:***

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

On a roll call, the vote on Resolution No. LUB 24-02 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

***ORDER OF VOTING AND ELECTION OF OFFICERS:***

**Resolution LUB 24-01/Order of Voting**

Motion by Board Member Putrino, second by Councilman Daloisio, that Resolution No. LUB 24-01 be approved.

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On a roll call, the vote on Resolution No. LUB 24-01 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

**Resolution LUB 24-02/Election of Land Use Board Chairman**

Motion by Board Member Putrino, second by Board Member Warzala to nominate Michael Sirico as Chairman of the Land Use Board for the year 2024. There were no other nominations. Resolution No. LUB 24-02 was approved.

On a roll call, the vote on Resolution No. LUB 24-02 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

**Resolution LUB 24-03/Election of Land Use Board Vice Chairman**

Motion by Board Member Putrino, second by Board Member Warzala, to nominate Melissa Bergen as Vice Chairman of the Land Use Board for the year 2024. There were no other nominations. Resolution No. LUB 24-03 was approved.

On a roll call, the vote on Resolution No. LUB 24-03 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

**Resolution LUB 24-04/Election of Land Use Board Secretary**

Motion by Board Member Putrino, second by Board Member Warzala, to nominate Joseph Daloisio as Secretary of the Land Use Board for the year 2024. There were no other nominations. Resolution No. LUB 24-04 was approved.

On a roll call, the vote on Resolution No. LUB 24-04 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

Chairman Sirico 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.

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**Resolution LUB 24-05/Appointment of Land Use Board Legal Counsel**

Motion by Board Member Putrino, second by Mayor Wilczynski, was made to appoint Lawrence Calli, Esq., as Land Use Board Legal Counsel for the year 2024. Resolution LUB 24-05 was approved.

On a roll call, the vote on Resolution No. LUB 24-05 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

**Resolution LUB 24-06/Appointment of Land Use Board Engineer**

Motion by Mayor Wilczynski, second by Board Member Putrino, to appoint Mike Vreeland, VanCleeef Engineering Associates, LLC as the Land Use Board Engineer. Resolution LUB 24-06 was approved.

On a roll call, the vote on Resolution No. LUB 24-06 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

**Resolution LUB 24-07/Appointment of Land Use Planner**

Motion by Board Member Mayor Wilczynski, second by Board Member Putrino, to appoint Ed Snieckus, Burgis Associates as the Land Use Board Planner. Resolution LUB 24-07 was approved.

On a roll call, the vote on Resolution No. LUB 24-07 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

**Resolution LUB 24-08/Time and Place of Land Use Board Meetings for 2024**

Motion by Board Member Putrino, second by Vice Chairwoman Bergen, to set time and place of meetings for 2024 as amended. Resolution LUB 24-08 was approved.

On a roll call, the vote on Resolution No. LUB 24-08 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

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**Resolution LUB 24-09/Adoption of By Laws for the Land Use Board**

Motion by Board Member Putrino, second by Vice Chairwoman Bergen, that Resolution LUB 24-09 be approved.

On a roll call, the vote on Resolution No. LUB 24-09 was recorded as follows:

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	Alt. 2, Conte - aye
Board Member Agugliaro - aye		

**Approval of Regular Minutes from the December 20, 2023 Land Use Board Meeting.**

Motion by Board Member Putrino, second by Board Member Warzala that the Minutes be approved.

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

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	

**Resolutions:**

**Application File #LUB 2023-13**

Resolution #24-10

Applicant: William & Fani Thompson

Address: 540 Hillside Avenue, Allendale, NJ 07401

Block: 104 Lot: 10

Application: Add a new roof structure over existing patio. Side yard setback.

Motion Board Member Putrino, second by Councilman Daloisio that the Resolution be approved.

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

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	

**Application File #LUB 2023-12**

Resolution #24-11

Applicant: Peter and Amy Bloom

Address: 34 Harreton Road, Allendale, NJ 07401

Block: 509 Lot: 4

Application: Wood burning fireplace – side yard setback encroachment.

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Motion by Board Member Putrino, second by Vice Chairwoman Bergen that the Resolution be approved.

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

Vice Chairwoman Bergen - aye	Board Member Daloisio – aye	Mayor Wilczynski - aye
Board Member Warzala – aye	Board Member Dalo – aye	Alt. 1, Butler - aye
Board Member Putrino – aye	Chairman Sirico - aye	

**Public Hearings:**

**Application File No: LUB 2024-03**

**Applicant: Kurt Patrick**

**Address: 271 Lakeside Drive, Allendale, NJ 07401**

**Block: 408 Lot: 14**

**Proposed: Conceptual – new home**

Mr. & Mrs. Patrick, 101 Arthur Street, Ridgefield Park and Kristen Osterkorn, 42 Central Avenue, Midland Park, Planner/Engineer for the applicant were all sworn in by Larry Calli.

Mr. Patrick stated the lot we are looking at has a number of challenges and we would like to build a home there. It is a non-conforming lot. It falls at the side of Lakeside Drive where there is a slope.

Mr. Patrick thanked Anthony Hackett for his quick responses and Linda Garofalo for her assistance with this application.

Ms. Osterkorn stated that she saw the brook and the wetlands and she's aware of the state regulations. The house is 24 feet wide and long. The wetlands consultant looked at it and we know there are other agencies that we need to contact and get approval from. We wouldn't do anything in the slope easement. Two thirds of the property would be underdeveloped. An offer has been made on the property.

Mr. Calli asked is the height of the house 42 feet?

Ms. Osterkorn stated no, this is just an example, we propose a 2 ½ story, 35 foot home.

Councilman Daloisio asked how many variances are needed?

Ms. Osterkorn stated two – front and rear yard.

Councilman Daloisio asked how big of a house can be built without variances?

Ms. Osterkorn stated we couldn't build a house.

Councilman Daloisio stated the Board frowns on bulk variances. There are no options with this property.

Ms. Osterkorn stated it's zoned for a single family home.

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Michael Vreeland asked if a garage is proposed?

Ms. Osterkorn stated possibly. They could, with no variances.

Michael Vreeland advised a garage is required.

Michael Vreeland stated it's a tough piece of property to put a house on. There's a flood way delineated, wetlands, a lot of challenges. It's located adjacent to a stream. I see a lot of difficulties and challenges with outside agencies.

Ms. Osterkorn stated the dam safety is a big issue.

Board Member Putrino stated this is a conceptual hearing. If there were a basement what would the water table issue be in relation to the lake? I don't know how possible this is. This is challenging and potentially this may be uninhabitable.

Michael Vreeland stated last year we had an application before this Board that had 5 feet to the property line.

Vice Chairwoman Bergen stated that was an existing issue. It was on Elmwood Avenue.

Michael Vreeland stated that application had a small setback. In the future you will need to reside the house and do maintenance. We are concerned with maintenance and having to go to the neighbor's property to work on applicant's property ongoing.

Board Member Putrino stated that the Engineer needs for the runoff to stay on your property. What will you do if you hit water at 24 inches? There are a lot of things to undertake that are costly. There are many challenges here.

Mr. Calli stated your lead time and hurdles are very significant. I suggest you pursue other agencies first. The plans that you submitted are not involved, bulk data is not there. We can't provide a thorough consideration at this point.

Vice Chairwoman Bergen stated we ask when doing new construction that you try to stay within the guidelines and that there are no bulk variances.

All comments from the Board were directed to the applicant. They advised they will take these into consideration.

**Application File No: LUB 2024-01**

**Applicant: Crown Castle**

**Address: 300 West Crescent Avenue, Allendale, NJ 07401**

**Block: 201 Lot: 9**

**Proposed: Collocation and tower extension.**

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Mr. Calli stated this application is carried to the **February 12, 2024** meeting. No further notice is necessary. Time is waived for the Board to act.

**Application File No: LUB 2024-02**

**Applicant: Laura Aquino**

**Address: 203 W. Allendale Avenue, Allendale, NJ 07401**

**Block: 1708 Lot: 14**

**Proposed: One story rear addition, conversion of existing garage to living space & construction of a new detached garage. Pursuant to 270-64C(2) and 270-18B(2)**

Laura Aquino, homeowner, Christopher Greimel, Architect, Tibor Latincsics, Site Engineer and Sanford Kryger, Licensed Builder were sworn in by Larry Calli.

Ms. Aquino stated she lives in her home since 2018 with her 3 children. Her Mom is 88 years old and will be moving in with them. We have removed the barn and propose to do a rear addition, convert the existing garage to living space and construct a new detached garage,

Mr. Latincsics stated Exhibit A1 is the plot plan dated November 29, 2023, last revised December 20, 2023.

The existing property is shown on the left, the proposed on the right. The property is in the A zone. Photos of the existing home were shown. The house was built in 1960. The FAR is 9.1% and will increase to 13%. There was a barn to the rear of the home that was 28 x 44. A 14 x 21 addition to the rear of the home is proposed along with replacement of the garage. The new garage is proposed in the rear. The driveway leads to it. Drainage and a seepage pit are proposed. Garage and roof leaders lead to the seepage pit. The property has a wide curb cut leading to the existing garage. This is proposed to remain. If there are any questions, I'd be happy to answer them.

Councilman Daloisio asked if the curb cut was like that when you purchased the home?

Ms. Aquino stated yes.

Councilman Daloisio asked what is the height of the curb?

Mr. Latincsics stated 4 – 6 inches. Adequate parking is provided.

Board Member Warzala asked if there are trees in the rear?

Mr. Latincsics stated yes, there are some shown on the plan.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

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Mrs. Eleonora Linder, 193 W. Allendale Avenue stated I live on the side where the driveway is. The existing driveway is double in width. This is now going to go along our property. I'm concerned with the look. It's a long driveway with a turnaround.

Mr. Latinsics stated we are in compliance with the lot coverage and the zoning code.

Mrs. Linder asked how close is this to our property?

Mr. Latinsics stated 2 ½ to 7 feet from the property line.

Councilman Daloisio asked how close is their house to the property line?

Mr. Latinsics we didn't survey their property.

Mr. Greimel stated there is parking in the front and that is for an occasional use. Family cars are in the rear and they will enter in the rear.

Board Member Putrino stated possibly the applicant can provide some screening.

Vice Chairwoman Bergen stated there is a concern it will be a big parking lot.

Mr. Greimel stated the driveway will be for an occasional guest.

Mr. Kryger stated the main entrance, mudroom and coat closet will be in the rear. We are open to narrowing the driveway.

Mrs. Linder stated now I'm looking at a driveway.

Mr. Kryger stated we can put some trees there.

Mr. Greimel stated the first sheet of the plan shows a zoning table. The second sheet is a copy of the floor plan for addition and renovation of garage. There will be a sitting room, bedroom, closets and an ADA bathroom. The third sheet is information on the garage and a floor plan, window details and electric. Fourth sheet shows the elevations of the proposed addition, front elevation of house, and new vinyl siding. A roofing sample was shown to the Board. Also, interior elevations of the bathroom and laundry room and electrical plan. The fifth sheet shows the elevations of the garage, gable roof and standard notes. An area map was presented with the packet.

Mr. Greimel asked if the Board had any questions.

Chairman Sirico stated the original survey showed .9 feet and now the garage is 7 feet.



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Chairman Sirico asked can the pitch of the roof be reduced?

Mr. Greimel stated the reason for the pitch is you won't hit your head on rafters.

Councilman Daloisio asked if there is a room proposed up there?

Mr. Greimel stated no, this room is for boxes.

Councilman Daloisio asked if there is one flood light?

Mr. Greimel stated there is a motion detector on the driveway. It is not facing towards the neighbor.

Mr. Calli asked if the applicant would have an issue with stipulating in the resolution that there will be no plumbing or electric in the garage?

Mr. Kryger stated no problem. It will not even be insulated.

Board Member Dalo asked if the electric to the garage will be run underground?

Mr. Kryger stated yes.

Chairman Sirico asked for questions from the Board.

Board Member Dalo asked if there is any way to tighten up the left side of the driveway?

Mr. Latinsics yes, we can do that and I would suggest planting arborvitae.

Board Member Dalo stated there's a 35 foot turnaround and that section of driveway could be reduced and some buffer added.

Mr. Latinsics these would be planted 4 – 5 feet from the property line.

Board Member Putrino stated Mount Laurels are also good plants for privacy.

Mr. Vreeland stated I think my memo concerns have been addressed.

Chairman Sirico asked for questions from the public.

Bruce Davis, 22 Mallinson Street stated thankfully the barn is down, it was beginning to collapse. He asked are any trees being removed?

Mr. Greimel stated no trees are being removed.

Councilman Daloisio stated I'd like you to consider narrowing the driveway.

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Ms. Aquino stated yes.

Mr. Kryger stated the asphalt runs 5 feet along the front of the house and that has been eliminated.

Chairman Sirico opened up the meeting for comments.

Mrs. Eleanora Linder, 193 W. Allendale Avenue was sworn in. She stated I'm happy that some changes will be made to this property for both of us. It will look better. We'd appreciate a planted buffer. I don't mind working along with the Aquinos on this. Thank you for your time and for listening.

Mr. Calli asked Ms. Aquino are you open to work with your neighbor on a more enhanced screening?

Ms. Aquino stated yes.

Mr. Davis stated he'd like to see screening down to the new garage.

Mr. Latincsics stated this is 85 feet of screening.

Ms. Aquino (applicant's Mom) was sworn in. She stated regarding this planting this is between the Linder property and my property.

Mr. Latincsics stated this will be from the front corner of the garage to the corner of the house.

Ms. Aquino asked why am I obligated to do this, to plant a screening? We will be like strangers. We can see their beautiful garden now.

Mr. Calli stated the recommendation of the Board is to add some natural screening. This is not a conforming proposal. Your neighbor's made this request.

Ms. Aquino asked if she has to do this?

Mr. Calli stated no, you don't. But then the Board will take this into consideration when making their vote.

Mr. Kryger stated we have no problem with 5-6 foot arborvitae from the front left house corner to the front left garage to the built. These trees will overhang on the neighbor's property in the future.

A motion to approve the application was by Board Member Putrino, seconded by Councilman Daloisio that the application be approved.

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

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

Vice Chairwoman Bergen - aye  
Board Member Warzala – aye

Board Member Daloisio – aye  
Board Member Dalo – aye

Mayor Wilczynski - aye  
Alt. 1, Butler - aye

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Board Member Putrino – aye                      Chairman Sirico - aye  
Board Member Agugliaro – aye

Mr. Kryger stated when we redo the plans all the zoning data will reflect the current property conditions.

Mr. Calli stated this application will be memorialized at the February 12, 2024 LUB Meeting. The permits can be applied for but not approved until after this date.

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT**

On a motion by Board Member Putrino, second by Councilman Daloisio, with all members present voting in favor, the meeting was adjourned at 10:00 PM.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Land Use Administrator