

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 July 19, 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
Board Member Kistner
Board Member Dalo
Chairman Sirico
Mayor Wilczynski
Alternate Warzala
Alternate Butler

ABSENT:

Councilman Daloisio

The following individuals were also present:

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

APPROVAL OF MINUTES

Motion by Vice Chairwoman Bergen, seconded by Board Member Putrino, that the Minutes of the June 21, 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, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, – Mayor Wilczynski - aye, Alternate Warzala – aye, Alternate Butler – aye.

Page 2-LUB Minutes-July 19, 2023

RESOLUTIONS:

Application File No: LUB 2023-06

Resolution No.: 23-16

Applicant: Lauren & Rick Goldberg

Address: 118 Green Way, Allendale, NJ 07401

Block: 801 Lot: 39

Application: Addition and renovation of existing home. Pursuant to Section 270-64A (2)

A motion to approve the application was made by Vice Chairwoman Bergen, seconded by Board Member Putrino. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Warzala – aye, Alternate Butler – aye.

Application File No.: LUB 2023-09

Resolution No.: 23-17

Applicant: Veolia Water New Jersey, Inc.

Address: 664 West Crescent Avenue, Allendale, NJ 07401

Block 1503.01 Lot: 6

Application: Preliminary & Final Site Plan and Variance Relief. A temporary water treatment facility is proposed to be added in the northeast corner of the property.

A motion to approve the application was made by Board Member Putrino, seconded by Mayor Wilczynski. Roll Call: Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye. Mayor Wilczynski – aye, Alternate Warzala -aye, Alternate Butler – aye.

PUBLIC HEARINGS

Application File No.: LUB 2023-05

Applicant: Michael Zeoli & Samantha Danubio

Address: 41 Elmwood Avenue, Allendale, NJ 07401

Block 2009 Lot: 4

Application: Two story addition in rear and side yards. Pursuant to Section 270-37A.
(carried from the meeting of June 21, 2023)

John Ferraro, Architect, 37 Maple Avenue, New City, NY was sworn in and his credentials accepted by Chris Botta.

Mr. Ferraro stated the site plan was submitted and shows a cultic system and the distance to the neighboring properties. A picture of the vehicle to be used for excavation was also submitted that is to be used for small properties.

Chairman Sirico stated this equipment should fit in this small 5 foot space. At the last meeting the Board members requested this.

Board Member Putrino stated thank you for this. It identified everything going on on the property. The FAR is increasing. He asked what is the existing FAR vs. proposal?

Page 3-LUB Minutes-July 19, 2023

Mr. Ferraro stated 22 existing, 33 proposed.

Board Member Putrino asked can you confirm the square footage of the proposal?

Mr. Ferraro stated 728 square feet.

Board Member Putrino asked 1,597 existing?

Mr. Ferraro stated yes.

Board Member Putrino asked if any consideration was taken to try and stay in the 22% allowed?

Mr. Ferraro stated the purpose is to increase the size of the kitchen and master bedroom.

Board Member Putrino asked is there any other area that can be used? We are setting a precedent.

Mr. Ferraro stated we used the existing stairs to start. The bedroom would be reduced so small it wouldn't be called a bedroom.

Vice Chairwoman Bergen asked if the stair is at the entry?

Mr. Ferraro stated yes.

Vice Chairwoman Bergen asked did you estimate how much you need to cut back to meet the FAR?

Mr. Ferraro stated we'd have to cut the square footage in half.

Board Member Putrino asked the first floor is OK but the problem is with the second floor?

Mr. Ferraro stated correct.

Vice Chairwoman Bergen asked is there a total of four bedrooms on the second floor?

Mr. Ferraro stated yes, there are two in the front and two in the rear.

Exhibit A1- plans with the walls shows.

Mr. Ferraro stated we are increasing the size of the back bedroom.

Chairman Sirico stated a 50% jump in FAR is a lot.

Mr. Ferraro stated I get 10%. We are 10% over what is allowed.

Board Member Putrino stated the square footage is causing a problem for me. If another applicant comes in and asks for 10%, it causes an issue. It's hard for me to sit here and approve this variance. 10% of the next lot could be 3,000 or 4,000 square feet.

Page 4-LUB Minutes-July 19, 2023

Mr. Ferraro stated I think this should only apply to lots that are this size. I don't think this applies to a large lot.

Chris Botta stated for the FAR standard, the applicant must show if the site can accommodate the larger FAR.

Alternate Butler stated I go along with setting precedent.

Board Member Dalo stated I agree and look at the 7 foot to 12 foot and drainage issue is addressed. It seems like a lot of addition to this lot.

Board Member Kistner stated I agree with fellow members.

Vice Chairwoman Bergen stated I agree with the other board members also. My own house had the same problem.

Alternate Warzala stated I agree.

Mr. Ferraro stated the applicant paid \$3,000 for this site plan. I'd like to propose a different design and come back. I'll take into consideration your comments.

Chris Botta asked are you withdrawing without prejudice or carrying with a new revised application?

Mr. Ferraro stated I'd like to carry it.

Chris Botta Stated this application is carried to the **September 20, 2023** meeting. No further notice is necessary, time is waived for the Board to act.

Robert Malone, 69 Elmwood Avenue, Allendale stated I live on the east side. We are in our house for 19 years. We object to this addition. There are three homes that are bigger than this home. A one story addition could be approved, but not two. The east side cannot handle equipment. I'd like to see a pin where the property line is. I could put a 5,000 square foot home on my property or subdivide it. Two stories would look right into our pool.

Mr. Ferraro requested a straw poll. Alternate Butler stated that if we allow this, it would set precedence. The poll indicated that the Board was not in favor.

Mr. Ferraro asked may I offer some ideas now?

Chris Botta stated yes, you are not testifying.

Mr. Ferraro stated if we maintain the first floor and redo the second floor maybe meet the side yard and eliminate the variance. The one story would be at 7.4 and the second story would be stepped.

OPEN TO THE PUBLIC FOR COMMENT

ADJOURNMENT:

On a motion by Board Member Kistner, second by Board Member Putrino, with all members present voting in favor, the meeting was adjourned at 8:09 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator