

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 November 13, 2023. The meeting was called to order at 7:33 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
Councilman Daloisio
Board Member Dalo
Chairman Sirico
Alternate Warzala
Alternate Butler

ABSENT:

Mayor Wilczynski
Board Member Putrino
Board Member Kistner

The following individuals were also present:

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

APPROVAL OF MINUTES

Motion by Vice Chairwoman Bergen, seconded by Board Member Dalo, that the Minutes of the October 18, 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 Dalo – aye, Chairman Sirico – aye, Alternate Warzala – aye.

RESOLUTIONS

Application File No.: LUB 2023-10

Resolution No.: 23-22

Applicant: Allendale Steak House/READ Properties, LLC

Address: 90 West Allendale Avenue, Allendale, NJ 07401

Block 1809 Lot: 3

Application: Converting a former bank into a restaurant. Pursuant to 147-7A Change of Use.

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

Application File No.: 2021-16

Resolution No.: 23-23

Applicant: Rakesh Khettry & Nupur Bahal

Address: 78 Edgewood Road, Allendale, NJ 07401

Block: 2005 Lot: 6

Application: Add a level to existing home and renovate existing single family.

Extension of Time for one (1) year.

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

PUBLIC HEARING

Application File No.: LUB 2023-11

Applicant: Robert & Jennifer Gerard

Address: 14 Birch Street, Allendale, NJ 07401

Block 2007 Lot: 5

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

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

Donald Rubin, Architect, 91 Claremont Avenue, Westwood, NJ and Jennifer Gerard homeowner, 14 Birch Street, Allendale were both worn in.

Mr. Rubin stated we are proposing a second floor addition. Page 3 on the bottom right shows a photo of the house from Midwood Avenue and Birch Street. The first page shows the house with the second story added. It's half the size of the first floor. The variance is because the rear yard is not 50 feet. Our lot is 12,000 square feet. Page 5 shows the corner lot – either Birch Street or Midwood Avenue could be the front. The entrance is on Birch Street. The house was built in 1952. The addition encroaches into the rear lot line. We did 6 variations of plans and this one is the most economical. A master bedroom, small office, bathroom, closet and hallway are proposed. There's no work being done on the first floor. The zoning allows the height of the addition to be 35 feet but it is 27-28 feet. This house will not obstruct any views for the neighbors. The hardship is the existing odd lot size. We are under the required impervious coverage and FAR coverage. The zoning table on page 6 illustrates this. No landscape changes are proposed. We have no plans for exterior lighting. There are no impacts to drainage.

Councilman Daloisio asked if any leaders are running to the neighbors?

Mr. Rubin stated no.

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Vice Chairwoman Bergen asked if the siding will match?

Mr. Rubin stated we will be using the same siding. I did the drawing in watercolor to help illustrate the proposal.

Chairman Sirico asked for questions from the Board.

Board Member Dalo asked if you looked into the drafting?

Mr. Rubin stated the chimney is 10 feet away from combustible material. The office addition is 10 feet away also.

Vice Chairwoman Bergen asked if the 14.48 setback includes the addition?

Mr. Rubin stated yes, there's a formula that supercedes that.

Alternate Butler asked if the height of the addition cuts into the neighbors' trees?

Mr. Rubin stated no, but there are a lot of privacy trees.

Councilman Daloisio asked about the photo from the south west. Will that tree be trimmed?

Mr. Rubin stated we will trim it if necessary.

Councilman Daloisio stated if you take the tree down, a permit is required.

Chairman Sirico asked for questions from the public.

Joe Widawsky, 6 Birch Street, Allendale asked about the tree that is in the site line.

Mr. Rubin stated our intention is to leave the trees as is. We measured from the neighbor's house and our house.

Exhibit A1 and A2-google maps photos

Mr. Rubin and the homeowner, Jennifer Gerard agreed to work with the Borough Engineer in the field.

Mr. Widawsky stated my concern is primarily the site line and that there will be 40% more house.

Mr. Rubin stated most of the houses in this neighborhood have second stories. We are doing a very modest addition.

Mr. Widawsky stated the privacy to my house seems to decrease.

Mr. Rubin stated our house, being north of his, does not block any sunlight.

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Chairman Sirico stated thank you for your comments.

Chris Botta stated if the Board is inclined to approve this application, I think they agree to work with the Borough Engineer in the field.

Jennifer Gerard stated when we moved in, we had no children. Now we have two and work from home. We need the extra space.

Chairman Sirico stated we need to include in the Resolution that there is no change to the landscaping, the homeowner will work with the Borough Engineer in the field, the variance is for the rear yard setback and the lot size.

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

Mr. Rubin stated The Gerard's and myself thank you for your consideration.

Chris Botta stated the Resolution will be memorialized at our next meeting on December 20, 2023.

OPEN TO THE PUBLIC FOR COMMENT

Chairman Sirico stated it's been hard to get around town with the construction going on.

Councilman Daloisio stated it's being done by PSE&G and Veolia, they've been upfront and forthcoming. Hopefully things will get better soon.

Councilman Daloisio stated there was a Land Use Committee meeting last week. A resolution was passed prohibiting growing bamboo. In addition, the upkeep of awnings was discussed. Handicap ramps are also being discussed. The Borough Engineer and the Borough Planner will be discussing multiplier information.

Chairman Sirico stated congratulations to Councilman Daloisio on his appointment to full term Councilman and the reelection of Councilman O'Connell.

ADJOURNMENT:

On a motion by Board Member Dalo, second by Alternate Butler, with all members present voting in favor, the meeting was adjourned at 8:22 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator