

LAND USE BOARD
BOROUGH OF ALLENDALE
Municipal Building
500 West Crescent Ave.
Allendale, NJ

The Regular Meeting of the Allendale Land Use Board will be held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on December 15, 2021 at 7:30 p.m. Formal action will be taken.

- I. CALL TO ORDER
 - A. Open Public Meetings Act Announcement
 - B. Salute to Flag
- II. ROLL CALL
- III. APPROVAL OF MINUTES
November 17, 2021 Land Use Board Regular Meeting
- IV. RESOLUTIONS:
Application File No: LUB 2021-15
Resolution No.: 21-23
Applicant: Nicole & Sean Statuto
Address: 9 Hubbard Court, Allendale, NJ 07401
Block: 511 Lot: 5.15
Proposed: An addition to the residential home which includes a new covered porch, exterior landing and relocating the front. Pursuant to Sec. 270-54(B) front yard setback, Sec. 270-62 (C) impervious coverage, Sec. 270-54 (C) existing non-conformity side yard deficiencies which are not changing.
- V. PUBLIC HEARINGS:
Application File No: LUB 2021-16
Applicant: Rakesh Khettry & Nupal Bahal
Address: 78 Edgewood Road, Allendale, NJ 07401
Block: 1402 Lot: 4
Proposed: Add a level to current home and renovate existing single family residence. Pursuant to Sec. 270-64B (2)
(carried from the meeting of November 17, 2021)

Application File No: LUB 2021-17
Applicant: Eric & Lisa Nef
Address: 47 Homewood Avenue, Allendale, NJ 07401
Block: 2005 Lot: 6
Proposed: Construction of a second story addition over an existing non-conforming building footprint. Pursuant to Secs. 270-57(B), 270-64 (C1), 270-37A, & 270-63.

Application File No: LUB 2021-09
Applicant: Northern Highlands Regional High School
Address: 298 Hillside Avenue, Allendale, NJ 07401
Block: 103 Lot: 1
Proposed: Courtesy Discussion on Details of the Referendum – Upgrade field areas and improvements to facilitate increased parking and safety. A new Wellness Center addition adjacent to the existing building and football field.

Application File No: LUB 2022-01
Applicant: Paul Sprunk
Address: 78 Hamilton Street, Allendale, NJ 07401
Block: 1005 Lot: 12
Proposed: Construct a master bedroom over the existing garage with renovations to the second floor only. Pursuant to sections 270-37(A) 2 and 270-64C(2)
(carried to the meeting of January 19, 2022)

VI. OPEN TO THE PUBLIC FOR COMMENT

VII. OTHER

VIII. ADJOURNMENT

****AGENDA & AGENDA MATERIALS SUBJECT TO CHANGE****

