

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 July 20, 2022 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
  - June 15, 2022 Land Use Board Regular Meeting

IV. PUBLIC HEARINGS:

Application File No: LUB 2022-13  
Applicant: TRTD Donuts Allendale, LLC  
Address: 9 DeMercurio Drive  
Block: 1806 Lot: 2  
Proposed: Add drive-thru window and exterior improvements to Dunkin Donuts  
**(carried from the meeting of June 15, 2022)**  
***The application was withdrawn by the applicant.***

Application File No: LUB 2022-14  
Applicant: Porcelanosa, Inc.  
Address: 3 Pearl Court, Allendale, NJ 07401  
Block: 601 Lot: 4.01  
Proposed: Amended Minor Site Plan approval to install a loading door on the western portion of the building.

Application File No: LUB 2022-15  
Applicant: Steven Kang & Tatiana Litvinenko  
Address: 137 MacIntyre Lane, Allendale, NJ 07401  
Block: 1407 Lot: 15  
Proposed: Remove and replace non-conforming existing deck. Side yard setback variance – 270-64A(2)

Application File No: LUB 2022-16  
Applicant: Larry & Casie Schiffenhaus  
Address: 75 Harding Avenue  
Block: 506 Lot: 4.01  
Proposed: To construct a covered patio at the rear of the home. Rear yard setback variance - 270-57D

V. OPEN TO THE PUBLIC FOR COMMENT

VI. OTHER

**REVIEW OF ORDINANCE 22-07 - BOND ORDINANCE TO AUTHORIZE  
THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE  
ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT  
EQUIPMENT AND MACHINERY, NEW INFORMATION  
TECHNOLOGY EQUIPMENT AND NEW COMMUNICATION AND  
SIGNAL SYSTEMS EQUIPMENT**

VII. ADJOURNMENT

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