

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

REVISED – January 19, 2022

The Initial 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 January 19, 2022 at 7:30 p.m. Formal action will be taken.

In response to the COVID-19 public health emergency and in compliance with social distancing guidelines issued in State of New Jersey Executive Orders 104, 107, 108 and 138 the Borough of Allendale's Municipal Building is closed to the public at this time and will be closed on January 19, 2022.

The January 19, 2022 Initial Land Use Board meeting, scheduled to start at 7:30 pm, will now be open to the public via teleconferencing only via ZOOM:

To join these meetings, the public should take the following steps:

Join Zoom Meeting

<https://zoom.us/j/95018983158?pwd=SE40VGU5alZrR0JUOStER0d1YVgvUT09>

Meeting ID: 950 1898 3158

Passcode: 957557

One tap mobile

+13017158592,,95018983158#,,, *957557# US (Washington DC)

+13126266799,,95018983158#,,, *957557# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 950 1898 3158

Passcode: 957557

Find your local number: <https://zoom.us/u/ab16RbdbkQ>

Please be advised that there will be opportunities for public comment at the Regular Session of this meeting.

This necessary change in venue will allow for compliance with the Open Public Meetings Act requirements.

I. CALL TO ORDER

- A. Open Public Meetings Act Announcement
- B. Salute to Flag

II. OATH OF OFFICE

- A. Class I - Mayor Ari Bernstein (term corresponds with term of office)
- B. Class II - Ron Kistner (term expiring December 31, 2022)
- C. Class III - Susanne Lovisolo (term expiring December 31, 2022)
- D. Class IV - Tyler Yaccarino (term expiring December 31, 2022)
- E. Class IV - Kevin Quinn (term expiring December 31, 2025)
- F. Class IV - Melissa Bergen (term expiring December 31, 2025)
- G. Alternate #1 - Robert Forbes (term expiring December 31, 2022)
- H. Alternate #2 - Frank Putrino (term expiring December 31, 2023)

III. ROLL CALL

IV. ELECTION OF OFFICERS

- A. Resolution LUB 22-01: Order of Voting
- B. Resolution LUB 22-02: Election of Chair
- C. Resolution LUB 22-03: Election of Vice Chair
- D. Resolution LUB 22-04: Election of Secretary

V. RESOLUTIONS

- A. Resolution LUB 22-05: Appointment of Land Use Board Legal Counsel
- B. Resolution LUB 22-06: Appointment of Land Use Board Engineer
- C. Resolution LUB 22-07: Appointment of Land Use Board Planner
- D. Resolution LUB 22-08: Time and Place of Land Use Board Meetings for 2022
- E. Resolution LUB 22-09: Adoption of By Laws for the Land Use Board

VI. APPROVAL OF MINUTES

- A. December 15, 2021 Land Use Board Regular Meeting

VII. RESOLUTIONS:

LUB 21-24: Resolution of Approval

Application File No: LUB 2021-17

Applicant: Lisa & Eric Nef

Address: 47 Homewood Avenue, Allendale, NJ 07401

Block: 2005 Lot: 6

Application: Construction of a second story addition over an existing non-conforming building footprint. Pursuant to Sections. 270-57 (B), 270-64 (C1), 270-37A & 270-63.

LUB 21-25: Resolution of Approval

Application File No: LUB 21-16

Applicant: Nupur Bahal & Rakesh Khettry

Address: 78 Edgewood Road, Allendale, NJ 07401

Block: 1402 Lot: 4
Application: Add a level to current home and renovate existing single family residence.
Pursuant to Section 270-64B (2)

VIII. PUBLIC HEARINGS:

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 from the meeting of December 15, 2022)

(carried to the meeting of February 14, 2022)

Application File No: LUB 2022-02

Applicant: ABC Vault Partners, LLC

Address: 22 Maple Street, Allendale, NJ 07401

Block: 1808 Lot 2

Proposed: Two-Story Apartment Building – 6 one bedroom units. Preliminary & Final Site Plan approval; Use variance relief pursuant to 40:55D-70 (d) et. seq; Bulk Variance relief pursuant to 40:55D-70© et. seq.; Design Waivers. The applicant seeks to convert an existing bank drive up facility into a two story, six –unit residential apartment building, consisting of six one bedroom apartments.

(carried to the meeting of February 14, 2022)

IX. OPEN TO THE PUBLIC FOR COMMENT

X. OTHER

XI. ADJOURNMENT

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

Borough Website
Bulletin Board

