

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 February 15, 2023. The meeting was called to order at 7:35 PM by Chairman Quinn who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Quinn led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

- Board Member Bergen
- Board Member Kistner
- Councilman Daloisio
- Board Member Dalo
- Vice Chairman Sirico
- Mayor Wilczynski
- Chairman Quinn

**ABSENT:**

- Board Member Putrino

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 Councilman Daloisio, seconded by Vice Chairman Sirico, that the Minutes of the January 18, 2023 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Board Member Bergen – aye, Board Member Kistner – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Vice Chairman Sirico – aye, Mayor Wilczynski – aye, Chairman Quinn – aye.

**RESOLUTIONS**

Application File No: LUB 2023-01

Resolution No.: 23-12

Applicant: Brianne & Gregory Szep

Address: 79 Edgewood Road, Allendale, NJ 07401

Block: 1403 Lot: 2

Proposed: Two story addition at rear of existing house. Rear yard setback 270-54D

A motion to adopt the resolution was made by Board Member Kistner, seconded by Board Member Bergen. Board Member Bergen – aye, Board Member Kistner – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Vice Chairman Sirico – aye, Mayor Wilczynski – aye, Chairman Quinn – aye.

Application File No: LUB 2023-02

Resolution No.: 23-13

Applicant: Andrew McVeigh & Jaclyn D'Arminio

Address: 900 Franklin Turnpike, Allendale, NJ 07401

Block: 502 Lot: 9

Proposed: Second floor addition. Pursuant to 270-37(A)4

A motion to adopt the resolution was made by Vice Chairman Sirico – aye, seconded by Board Member Bergen. Board Member Bergen – aye, Board Member Kistner – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Vice Chairman Sirico – aye, Mayor Wilczynski – aye, Chairman Quinn – aye.

**PUBLIC HEARINGS**

Application File No: LUB 2023-03

Applicant: Craig & Courtney Cagney

Address: 320 Park Avenue, Allendale, NJ 07401

Block: 2206 Lot: 9

Proposed: Construction of a new covered front porch, 2<sup>nd</sup> floor addition and addition of dormer to existing detached garage. Pursuant to 270-54(B), 270-14(A), 270-14(B)(3)

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

Mr. Whitaker stated he is here tonight for a modification to an existing home. A new front porch, second floor addition and dormer over the garage are proposed. This is an old home and it predates our zoning codes. We are seeking variances for front yard setback on both sides of the building, accessory building height and the accessory building encroaches. The lot is triangular. We are conforming to the FAR. This plan meets both the C1 and C2 criteria.

Mr. Cooper, Architect, was sworn in by Chris Botta.

Mr. Cooper stated the lot is pie shaped. The setbacks are highlighted in yellow. This page of



**Page 3-LUB Minutes-February 15, 2023**

this plan is T1 dated December 27, 2022 and has been submitted to the Board.

There's a 30 foot drop from the left to the stream. The slope dominates the property. The front of the home facing Park Avenue is level.

The proposal is for a family room that is 19 ½ x 24 ½, mudroom, powder room and closet. This connects to the sunroom. The addition does not encroach on either of the two front yards. The lot is an unusual shape. We meet the height requirements. As as-built plan will be provided. The building will have an upscale look with plenty of detail. There is a row of evergreens along West Crescent Avenue.

The barn/garage exists, it is a 1 ½ story structure. The siding is dilapidated and will be restored. This is not used as a garage but will be, once rebuilt. It will still look like a barn. A stair will be built, powder room will be added, and a recreation room and the roof will be higher so you don't hit your head.

Exterior lighting won't be obtrusive to the neighbors.

**Exhibit A1 – photos taken last week by Mr. Cooper**

- 4.) W. Crescent - NE
- 5.) Park Avenue - NW
- 6.) Barn from W. Crescent
- 7.) Barn from subject property
- 8.) Park Avenue – west view
- 9.) Park Avenue view SW and  
W. Crescent view SE

The entrance to the barn will be facing the house. The slope change is shown along with the siding.

L1-Landscaping-the row of hemlocks is shown and the house is buffered. The existing landscaping will remain.

The soil requirements will be complied with.

Chairman Quinn asked can you talk about the driveway and garage.

Mr. Cooper stated there is an existing driveway on the Park Avenue side. The garage will be located in the barn.

Chairman Quinn asked can you speak about the front porch?

Mr. Cooper stated the porch is 3 ½ feet deep and can't be changed but will be widened to 10 feet across and it will be more appropriate.

Board Member Bergen stated the steps on the plans appear to come out.

Mr. Cooper stated they are not to code but will be rebuilt and moved slightly away from the

**Page 4-LUB Minutes-February 15, 2023**

current location and further away from Park Avenue.

Board Member Bergen stated the application stated this is a second floor addition to the existing home. This is a two story addition.

Mr. Cooper stated this is correct.

Chairman Quinn asked about the covered porch.

Mr. Cooper stated the ability to achieve a Master bath needed more width on the second floor. It forced the issue of a covered porch on the first floor. The porch faces the stream.

Board Member Bergen stated archways are not on our plan.

Mr. Cooper stated there will be a nine (9) foot covered area.

Mr. Cooper stated we note that the permitted height is 35 feet and we will comply.

Mike Vreeland stated that all of the colors need to be carried around the entire house. The barn will have three windows and plenty of aesthetic appeal.

Mike Vreeland stated grading and storm management plans are required. DEP approval is also required.

Chairman Quinn asked if there is light in the garage space studio?

Mr. Cooper stated no, the studio will not be turned into an apartment, it will be used for the family as a recreation space.

Chairman Quinn asked for questions from the Board.

Board Member Dalo asked is the height of the barn addressed? Is a bathroom allowed in an accessory structure?

Mr. Whitaker stated the height is lower than what is permitted and the bathroom is permitted.

Chairman Quinn asked for questions from the public.  
Hearing and seeing none it was brought back to the Board.

Chairman Quinn asked about the impervious lot coverage for the driveway. The plan submitted states existing 1,721 square feet, adding 0, for a total 2,874 square feet.

Mr. Cooper stated there is a slight increase in the driveway and the plan will be revised to accurately reflect the lot coverage.

Mayor Wilczynski stated I think the proposal is beautiful.

Chairman Quinn asked for questions from the public.



**Page 5-LUB Minutes-February 15, 2023**

Bernard Boyle, 700 W. Crescent Avenue, stated I live across the street. I've lived here for 15 years and everything they've done to this home is superb. I believe they are doing this the right way.

Sheri Mercadante, 300 Park Avenue stated I pray the existing barn does not come down. It will fall on my house. This is going to be really beautiful and very appropriate when complete.

Bryan Downing, 313 Park Avenue stated they are great neighbors and this will improve the surrounding area.

Board Member Bergen stated I appreciate the attention to detail you have put into this.

Chairman Quinn stated updated plans are required.

Chris Botta stated this application will be memorialized at the March 15, 2023 LUB Meeting. The permits can be applied for but not approved until after this date.

A motion to approve the application was made by Mayor Wilczynski, seconded by Board Member Bergen. Board Member Bergen – aye, Board Member Kistner – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Vice Chairman Sirico – aye, Mayor Wilczynski – aye, Chairman Quinn – aye.

Councilman Daloisio stated I have attended two Land Use Board Committee Meetings. We are reviewing sections of the code, the application process to the Land Use Board cheat sheet, and resident issues. We've been working with Mike Limatola and Ron Kistner. I learned not to bite off more than I can chew.

Mr. Whitaker suggested it would be great if the current C1 and C2 statutes were attached to the LUB application. Many towns do this and the residents find it helpful.

Mayor Wilczynski stated 220 West Crescent is demolished and the construction of the residential units will commence. Shared footings will be done for both sections of the project. We go to bid in one month for the Borough space. This will be great for the Borough to have a nice community center.

**OPEN TO THE PUBLIC FOR COMMENT**

**ADJOURNMENT:**

On a motion by Councilman Daloisio, second by Vice Chairman Sirico, with all members present voting in favor, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

*Linda Garofalo*

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