

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 April 21, 2025. The meeting was called to order at 7:00 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
Board Member Warzala
Board Member Putrino
Board Member Agugliaro
Councilman Yaccarino
Board Member Dalo
 Chairman Sirico
 Mayor Wilczynski
 Board Member Butler

ABSENT:

Alternate Conte

The following individuals were also present:
Board Attorney, Lawrence Calli, Esq. (zoom)
Borough Engineer, Michael Vreeland
Land Use Administrator, Linda Garofalo
Board Planner, Ed Snieckus

APPROVAL OF MINUTES

Motion by Councilman Yaccarino, seconded by Board Member Putrino, that the Minutes of the March 19, 2025 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 Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

Page 2-LUB Minutes-April 21, 2025

RESOLUTIONS

Applicant File No.: 2024-17

Resolution No.: 25-13

Applicant: Michael Mahle & Danna Marino

Address: 246 Park Avenue, Allendale, NJ 07401

Block: 2206 Lot: 7

Application: Two car garage and two story addition. Pursuant to 270-63(3), 270-64C(2) and 270-57D

A motion to adopt the resolution was made by Vice Chairwoman Bergen, seconded by Board Member Putrino. Roll Call: Vice Chairwoman Bergen– aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye. Board Member Butler voted to deny the application.

Applicant File No.: 2025-01

Resolution No.: 25-14

Applicant: Stefanie & Sean Morton

Address: 73 Forest Road, Allendale, NJ 07401

Block: 2206 Lot: 7

Application: Addition over garage pursuant to 270-64A (2)

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

Applicant File No.: 2025-02

Resolution No.: 25-15

Applicant: Edward Yaeger & Jennifer Lavine

Address: 18 Wilton Drive, Allendale, NJ 07401

Block: 511 Lot: 18

Application: Addition to single family home, pursuant to 270-64B(2), side yard setback

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

PUBLIC HEARINGS

Continued review of amendments to the Land Use Plan and the HVAS study – presentation
Page 3-LUB Minutes-April 21, 2025

by Ed Snieckus

The latest revised version of the revised plan was handed out to the Board. Documents are ready for a public meeting for May 12, 2025. Notice will be circulated and we will notify adjacent municipalities. The Mayor gave us a few inputs. Historic properties, - page 11, item 2, this is an ongoing issue, We wanted to expand on this. Land Use categories and Land uses, residential zone farming activities. We recognize that they do exist. We added recommendations about raising farm animals. We touched on this lightly. Senior population has grown since 2010. It identifies a trend and a need for more affordable age restricted housing.

These can be approved at the May 12, 2025 LUB Meeting.

Chairman Sirico asked for questions from the Board.

Review of Ordinances:

Ordinance #25-06 An Ordinance to Amend, Supplement and Revise the Code of the Borough of Allendale, Additions to Nonconforming Structures, Chapter 270-37(A)

Mike Vreeland stated these are revisions discussed by the Land Use Board sub committee. There were five items, the second one has confused the zoning officer with an addition. The Ordinance eliminates subsection 2. Mr. Snieckus sees no issues with this.

A motion to approve this Ordinance was made by Board Member Agugliaro, seconded by Board Member Putrino. Roll Call: Vice Chairwoman Bergen– aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

Ordinance #25-07 An Ordinance to Amend, Supplement and Revise the Code of the Borough of Allendale, Accessory Buildings, Chapter 270-14(A)

A motion to approve this Ordinance was made by Board Member Agugliaro, seconded by Board Member Putrino. Roll Call: Vice Chairwoman Bergen– aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

Ordinance #25-07A An Ordinance to Amend, Supplement and Revise the Code of the Borough of Allendale, Accessory Buildings, Chapter 270-14(A)

Mayor Wilczynski stated there are sections in the code that have caused this change by people

building massive size garages.

Page 4-LUB Minutes-April 21, 2025

A motion to approve this Ordinance was made by Board Member Agugliaro, seconded by Board Member Putrino. Roll Call: Vice Chairwoman Bergen– aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

Applicant File No.: 2025-06

Applicant: Valeria Lisung, Garre Capital Group, LLC

Address: 310 E. Allendale Avenue, Allendale, NJ 07401

Block: 701 Lot: 13

Application: Second story addition to a one-story residential home. Pursuant to 270-64(B)(2), side yard setback.

Mr. Christopher Rodriguez, is here representing Garre Capital Group, LLC. The property is in the AA zone.

Mr. Fernandez, Planner, was sworn in by Mr. Calli. He stated this is my first time in Allendale.

Exhibit A1-email received today shown on the screen. The subject property has a blue star in the single family zone. Single family homes are a permitted use in this zone. Section 270-54C standard 50 foot setback. 270-64B shows calculations for the size of the addition. 270-54C there are some existing non conforming conditions. There are pre existing side yard setback non conforming conditions. The addition will comply. The survey was shown. Our neighbor has a similar condition. I went out one month ago and you can see the landscaping which will stay as it is. The interior shows it is outdated. The neighbors' homes were shown. This addition would be consistent with the homes in the area. The properties across the street were shown. Hardy plank and brick veneer finishes will be used. The water will flow to rain leaders. This lot is 80,000 square feet. The addition is going straight up.

The positive criteria – it creates a home up to todays standards and is consistent with the neighborhood. The property has existing buffers.

The Van Cleef Engineering memorandum dated April 17, 2025 has been reviewed by Mr. Fernandez. The applicant and I spoke about the finishes. Mechanical equipment will stay where it is. Exterior lighting will be over the front door, between the two garages and in front of the rear door to the patio. Residential lighting will be used and all lights will be facing down.

Landscaping – we will keep the trees and do some clean-up and it will remain consistent. No trees will be removed.

Drainage – no changes proposed, will use what is there. A video inspection has not been done.

Michael Vreeland stated 4.5 in his memo is a standard recommendation.

Mr. Snieckus asked if the landscaping buffer will be maintained, the 17 foot buffer?

Page 5-LUB Minutes-April 21, 2025

Mr. Rodriguez stated ok.

Chairman Sirico suggested the applicant look into the sewers.

Board Member Putrino asked about the hardship, what's the story behind the expansion?

Mr. Rodriguez stated the plan is to renovate and sell the property.

Board Member Butler asked do we recommend drainage tips?

Mr. Vreeland stated we do recommend, there is no change in the footprint. We don't need an As Built plan.

Mr. Rodriguez stated the applicant is willing to comply with all comments and concerns.

Board Member Warzala asked if anyone is in the home now.

Mr. Rodriguez stated no.

Ms. Lisung, Garre Capital Group owns the home.

Chairman Sirico asked for questions from the public. Seeing none, it was brought back to the Board.

Ms. Valeria Lisung, 688 Wyckoff Avenue, Mahwah was sworn in by Mr. Calli.

Ms. Lisung stated she plans to keep the backyard as is, it is beautiful. I have not looked into the sewer yet, but will, per the Board's recommendation.

Board Member Dalo stated this is a new home on existing footprint with a second floor. Homes need seepage pits, calculations...can we ask for conditions?

Mr. Vreeland stated yes. The property is flat.

Chairman Sirico stated I'm concerned about water and the adjacent properties. This can be a condition of approval.

Mayor Wilczynski stated this is a stunning piece of property.

Chairman Sirico asked for questions from the public. Seeing none, it was brought back to the

Board.

Mr. Rodriguez made his closing statement.

Chairman Sirico asked if anyone from the public would like to come up, be sworn and testify on the application?

Page 6-LUB Minutes-April 21, 2025

Chairman Sirico stated the landscaping, dry well and sewer are my concerns.

Mr. Rodriguez asked what is the sewer issue? Is it the run off? We will address this with Mr. Vreeland and the other issue is for sewer discharge.

Mr. Calli stated the Resolution will be sent to the Attorney and will be adopted at the LUB Meeting on May 14, 2025.

A motion was made by Vice Chairwoman Bergen, seconded by Board Member Dalo. Roll Call: Board Member Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

Application File No.: 2025-07

Applicant: Joseph & Jennifer Kim

Address: 124 Elbrook Drive, Allendale, NJ 07401

Block: 101 Lot: 11

Application: Renovation and addition to an existing single family residence. Pursuant to 270-54(B) and 270-64B(2)

Mrs. Mary Scro, Architect and Joseph and Jennifer Kim, 125 Myrtle Avenue, Allendale were sworn in by Mr. Calli.

Mrs. Scro stated the applicant purchased 124 Elbrook Drive. The property is 115 wide. The house sits off to the left of the property. The proposal for the addition is a second floor and bump out the rear. The front is on the north side of the lot so we propose a new front porch. We kept it as small as possible. The lot allows for a 7,000 square foot home within allowable square footage.

Exhibit A1-aerial view photos were handed out to the Board.

The side yard needs a variance. No trees on the side to be removed but one in the rear is proposed to be removed. The shrubs in the front are to be replaced.

Mr. Michael Vreeland requested in his memo that the finishes be provided. They are shown on SK-15 brick, stucco and hardy materials will be used. The front door is recessed. Exterior lighting – we will be using what is to code, no flood lights. The mechanical equipment will be

behind the office, tucked in. We plan to freshen up the landscaping. The sewer connection will be looked into. Soil moving and an As Built will be provided. Storm water management to be provided. There will be dry wells. We are limited because of the width of the property. The home is in keeping with the neighborhood. This is a traditional layout. We are trying to enhance what's there.

Mr. Vreeland stated further comments will come from me at a later date. I recommend planting a tree in the front yard. The applicant agreed.

Page 7-LUB Minutes-April 21, 2025

Mayor Wilczynski stated the Shade Tree Commission is forming now. I would put it on the plan. Mike Limatola can help with a recommendation.

Mrs. Scro stated some trees in front need to be discussed with Mike Limatola.

Mr. Snieckus stated the lot is non conforming in it's width. What are the benefits?

Mrs. Scro stated the home will be updated and maintained. Landscaping to be replaced. The scale is in keeping with the neighborhood.

Mr. Snieckus stated adding a send floor addition, the roofline is towards the street.

Chairman Sirico asked for questions from the Board.

Board Member Dalo stated the front yard setback, the front elevation shows two stories, with a portico, it's pretty substantial. This is a big ask.

Mrs. Scro stated the front entrance measurement is to the bottom step, we may reduce this by 10 inches.

Board Member Dalo stated this is a two story front entrance portico.

Mrs. Scro stated the adjacent homes are about the same setback in the front. There are trees in the front that hide the house.

Board Member Dalo asked if any alternative has been considered?

Mrs. Scro stated yes, we can pull in the front by one step.

Board Member Dalo stated I would like to see the front where it was.

Mrs. Scro stated we can probably get the step to 33.5 feet. The front stoop can go back one foot to a 35.3 setback.

Board Member Butler asked did you look into a floating roof?

Mrs. Scro stated they wanted a somewhat enclosed porch.

Board Member Butler stated this is a large entrance for a smaller home. I think a floating roof is more traditional for the neighborhood.

Board Member Dalo stated this is a lot of house.

Mrs. Scro stated there's a lot of landscaping to block it. The bedrooms are pulled in. A 7,000 square foot home is permitted on this lot.

Page 8-LUB Minutes-April 21, 2025

Board Member Dalo stated the front is a lot, considering the size of the property.

Chairman Sirico stated the roofline could be dropped a bit.

Chairman Sirico asked for questions from the public.

Ms. Laura Amos, 116 Elbrook Drive was sworn in by Mr. Calli. Ms. Amos stated I live down the hill. The new ordinance should be sent to everyone.

Mayor Wilczynski stated it has not been voted on yet.

Ms. Amos stated my concern is with drainage and this property is above me. The patio is higher than the property line. The portico will enhance it. There should be a french drain installed. I'm concerned with the patio and the runoff to my backyard.

Mrs. Scro stated we will provide seepage pits which will make the condition better and improved.

Chairman Sirico stated water runoff is taken seriously at this Board.

Mrs. Scro stated the Civil Engineer will do the calculations and see how big the seepage tank will be. Mr. Vreeland will review also.

Mr. Vreeland stated there's a section in the code that requires a storm management system be installed. Downspouts will be tied into this storm water system.

Mr. Jim Lewis, 123 Elbrook Drive was sworn in by Mr. Calli. He stated welcome to the neighborhood. My concern is what Board Member Dalo stated. I live across the street. He asked why can't they go back instead of going closer to the street? This is my concern.

Mrs. Scro stated this is a covered portico. We are cutting back on the front stoop now. The structure is remaining where it is. The bottom step will be 33.5 feet. It gets icy because it's on the north side.

Mr. Lawrence Friedman, 397 Hillside Avenue was sworn in by Mr. Calli. Mr. Friedman stated welcome to the neighborhood. We are on top of the street on the corner. I was pleased to hear

that the vegetation will remain.

Ms. Kim stated we will keep the one tree in the back, if possible.

Mr. Friedman stated the prior owner was outside every day doing landscaping on the property.

Ms. Amos stated the steps turn to ice all winter long.

Mayor Wilczynski asked if Mrs. Scro could talk to her clients and try to reduce the bulk in the front?

Page 9-LUB Minutes-April 21, 2025

Mrs. Scro stated I will talk with them.

The Board took a recess at 9:17 and returned at 9:27.

Mrs. Scro stated the proposed amendments are a reduction of the front covered roof to 3 feet 9 inches. The step will be 33.5 feet, drop the roof by 2 feet, brick on the column sides to be 3 feet, not 4 feet, opening on the side to the ground and an open railing. The tree that is close to the house corner may be removed and we would like to replace it.

Chairman Sirico stated we all need to see the revised plans.

Mr. Calli stated several changes are proposed, 5-6 in the front area. If the Board is comfortable, it's their choice.

Mr. Vreeland stated Mr. Calli can prepare a Resolution and when we have the plans in hand, the Board can confirm with the Resolution on the record.

Mrs. Scro stated I will return to the Board on Wednesday, April 23, 2025 with the updated plans.

Chairman Sirico stated this application is carried to the public meeting of **April 23, 2025**.

OPEN TO THE PUBLIC FOR COMMENT

ADJOURNMENT:

On a motion by Board Member Bergen, second by Board Member Dalo, with all members present voting in favor, the meeting was adjourned at 9:52 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Land Use Administrator