

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 11, 2026. The meeting was called to order at 7:07 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 Chairman Dalo
Board Member Putrino
Chairman Sirico
Mayor Wilczynski
Board Member Butler
Alternate Ensenat
Alternate Johnson

ABSENT:

Board Member Warzala
Board Member Agugliaro
Councilman Yaccarino
Board Member Conte

The following individuals were also present:

Board Attorney, Lawrence Calli, Esq.
Board Engineer, Mike Vreeland
Board Planner, Edward Snieckus
Land Use Administrator, Linda Garofalo

OATHS OF OFFICE:

Mayor Wilczynski administered the Oaths of Office for the following:

Class IV, John Dalo, (term expiring December 31, 2029)
Class IV, Chairman Sirico, (term expiring December 31, 2029)
Class IV, Gregg Butler, (term expiring December 31, 2028)
Alternate 1, Ryan Ensenat, (term expiring December 31, 2026)

Alternate II, Chas Johnson, (term expiring December 31, 2027)

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APPROVAL OF MINUTES

Motion by Board Member Putrino, seconded by Alternate Johnson, that the Minutes of the January 14, 2026 Initial Land Use Board Meeting be approved. There was no discussion.

Roll Call: Board Member Dalo – aye, Board Member Putrino – aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Johnson – aye.

RESOLUTIONS

Application File No.: 2025-11

Resolution No.: 26-10

Applicant: Kai & Grace Young

Address: 63 Crescent Bend, Allendale, NJ 07401

Block: 1904 Lot: 15

Application: Addition to an existing split level home on second floor, rear family room, rear covered porch and an open-air roof over the front porch. Pursuant to 270-37A(3) and 270-64B(2).

A motion was made by Board Member Putrino, seconded by Board Member Butler to approve the Resolution. Roll Call: Vice Chairman Dalo – aye, Board Member Putrino – aye, Chairman Sirico – aye, Board Member Butler – aye.

PUBLIC HEARINGS

Amended Housing Element & Fair Share Plan of the Borough's Master Plan-Presentation by Ed Snieckus, Burgis Associates

[Amendment to Housing Element & Fair Share Plan](#)

[Affordable Housing Trust Fund Spending Plan Edits](#)

Introduction of Ordinances 26-04 & 26-05

Mr. Snieckus stated The Housing Element and Fair Share Plan documents and the Affordable Housing Trust Fund Plan dated January 30, 2026 are in your packet. We prepared and adopted these on June 16, 2026. It was submitted on June 17th, 2026. They had an open period and Fair Share Housing objected all of them. We went to mediation, closed session with a judge. The Mayor assembled a team and it was very involved. We settled on a grey area to do with a requirement about an adjusted need. There was a vacant land review. One location was included, Allendale Corporate Center. It is now an overlay zone with 26 units to the acre. The RDP (Realistic Development Potential) was four. We adjusted all four units. 25% was addressed. We don't have the vacant land. We then went into mediation. We adjusted one zone. We now have

a new Housing Element and Fair Share Plan. This is a component of the Master Plan. I give a lot of credit to the Mayor.

Chairman Sirico asked for questions from the Board.

Alternate Ensenat asked if wooded area is part of the Corporate Center?

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Mr. Snieckus stated the blue area can't be developed.

Mayor Wilczynski thanked the entire team. We are solid with what we have here. We had four meetings until we came to a settlement. We increased the overlay zone on Boroline Road. Mr. Snieckus was excellent to work with along with Mike Vreeland, our Borough Engineer. I'm happy with the outcome and thank the team.

Chairman Sirico asked for comments or questions from the public.

A motion was made by Board Member Putrino, seconded by Board Member Butler. Roll Call: Vice Chairman Dalo – aye, Board Member Putrino – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye, Alternate Ensenat – aye, Alternate Johnson – aye.

Affordable Housing Ordinance and Multi-Family Amendments – Consistency with Ordinances 26-04 & 26-05

A motion was made by Board Member Putrino, seconded by Alternate Johnson to approve. Roll Call: Vice Chairman Dalo – aye, Board Member Putrino – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye, Alternate Ensenat – aye, Alternate Johnson – aye.

Application File No.: 2026-04

Applicant: 44 W. Allendale Avenue, LLC/Kayal Ortho

Address: 44 W Allendale Avenue, Allendale, NJ 07401

Block: 1808 Lot: 15.01

Application: Change of Use – Drugstore to Orthopaedic/Physical Therapy Facility

Mr. Russel Teschon, Esquire, representing the applicant, stated we are here tonight seeking approval for Change of Use.

Mr. Justin Provencher, LAN Associates, 445 Godwin Avenue Suite #9, Midland Park, NJ was sworn in and his credentials accepted by Mr. Calli.

Mr. Provencher stated the plans shown on the board are the same as the Board has received in their packet.

C201 – site plan – we plan to split the building with the Doctors' office on one side and physical therapy on the other. We are adding an entrance half way down the parking lot facing the parking lot. There will be an increase of one parking space. There is an ADA entrance and a

ramp. Landscaping to be added to the front entrance. No variances are required. Lighting will remain the same. Sanitary services will remain the same. Circulation will stay the same. The drive thru window will be used as an exit. The traffic will be less than the drug store. The hours of operation are Monday through Saturday 8AM to 8PM, closed Sunday. The southern exit will remain shared. A dumpster can be located in the rear where there is space.

Mr. Vreeland suggested this be in a dumpster enclosure and coordinated with him. This enclosure will help maintain a clean appearance since it may be visible depending on where it is located.

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Mr. Vreeland stated this was a one way driveway and there is a one way sign that says DO NOT ENTER.

Mr. Provencher stated we can move the sign and work with the Engineer. The drainage patterns are all still the same.

Chairman Sirico asked for questions from the Board.

Mr. Vreeland stated the sewer lateral needs to be inspected.

Mr. Teschon stated we will comply.

Chairman Sirico asked for questions from the public.

Board Member Putrino asked where would the snow go?

Mr. Teschon stated we can take it offsite.

Laura Schluger, Architect, LAN Associates, 445 Godwin Avenue Suite #9, Midland Park, NJ was sworn in and her credentials accepted by Mr. Calli.

Ms. Schluger stated the plan on the board is the same as given to the Board. There will be 8 exam rooms on the orthopaedic side. The entrance is the same, waiting area, reception desk, exam room, Doctor's office, staff room, patients in and out the same way. Patients can enter the Physical Therapy door to the waiting area, treatment area and then out the same way. Renovation to the existing building will be a new roof and exterior. The mechanicals will stay on the roof. This is a single business. All the professionals will work together. There is an unfinished basement. There are two stairways to go downstairs.

Chairman Sirico asked for questions from the public.

Hearing none it was returned to the Board.

Adriana Esther Segura Alcaraz, 445 Godwin Avenue Suite #9, Midland Park, NJ was sworn in and her credentials accepted by Mr. Calli.

Exhibit A1-original rendering dated January 28, 2026, the height was 27' 3".

Exhibit A2-preliminary rendering dated February 10, 2026, the height is 24' 5". This is simplified and has a different pattern. We tried to address the concerns of the community and added canopies to the entrance. The grey area will have the signage in it.

Board Member Putrino stated there are three areas on the building. I think you should consider the Dental office and it's one sign.

Ms. Alcaraz stated no signage is proposed at this time.

Mr. Vreeland stated one sign is permitted.

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Board Member Putrino stated maybe the Physical Therapy office can have the signage on the glass door.

Mr. Provencher stated we are looking to have no variances.

Ms. Alcaraz stated this is a work in progress. The exterior will be painted brick with stucco.

Board Member Butler asked if the parking lot will be blocked off at off hours?

Mr. Provencher stated no.

Mr. Teschon stated maybe the police can monitor the parking lot.

Mr. Vreeland stated code 270-20 shows provisions for signage, one sign per tenant.

Mr. Teschon stated we will work with the Construction Official on signage.

Mr. Snieckus asked if you could explain the decorative lighting?

Ms. Alcaraz stated it will be LED warm lights and we will comply with the Borough regulations.

Alternate Johnson asked if the lights will be on timers?

Ms. Alcaraz stated yes, we will follow regulations.

Chairman Sirico asked for questions from the public.

Dr. Robert Kayal, 1044 Dogwood Trail, Franklin Lakes, NJ stated this is a multi specialty operation. I have been in business 26 years. I grew up in Wyckoff, my sister lives here in Allendale.

Mr. Teschon asked how would the parking lot be utilized?

Dr. Kayal stated the building will be divided into two offices. The Orthopaedic side would have eight rooms, one surgeon, one physician's assistant. Three to four patients will be seen per hour, 30-35 patients on a busy day. Physical Therapy will have one to two Physical Therapists and a Chiropractor – 3 patients per hour. There will be parking spaces for staff, one Doctor, a physician's assistant, receptionist, X ray technician, therapist and chiropractor. The majority of the spaces will be fixed for staff. This would be my fifth satellite office. We want to be good neighbors.

M. Teschon asked if 45 parking spaces are enough?

Dr. Kayal stated absolutely.

Mr. Teschon stated we took into consideration the comments that were posted on Facebook.

Dr. Kayal stated I took these comments into consideration and made changes. We made

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significant changes. I appreciated hearing these comments.

Mr. Teschon stated we are passing around a sample of the tiles to be used.

Exhibit A3-2 pieces of the blue tiles to be used on part of the exterior.

The Board and Dr. Kayal had a discussion about the "blue tile" to be used on the exterior. They are looking for this to be scaled down.

Chairman Sirico asked for questions from the public.

Mr. Tom Trill, Designer, 8 Round Hill Road, Kinnelon, NJ was sworn in. He stated lowering the top of the building will destroy it. We got comments the building was modern. It is not. We can add a slab section of darker stone behind the sign area which will reduce the blue by approximately 25%. This would be like the Paramus location.

Exhibit A4-photo from Dr. Kayal's cell phone of the Paramus sign.

Mr. Trill stated we can also darken the bottom.

Mr. Calli stated you have an occupancy permit. You can open to the public. The Board can act on your application, then work with the Board on the exterior façade and signage.

Chairman Sirico asked for questions from the public.

Ms. Emily Christensen Flowers, 56 Berkshire Place, Allendale stated I moved here from Manhattan for it's charm. We are excited to have Dr. Kayal here but I want to express my

concern with the design and the town. I've seen Paramus in black and white but never a lot of blue on a façade.

A motion was made by Board Member Butler, seconded by Board Member Putrino to approve the application. Roll Call: Vice Chairman Dalo – aye, Board Member Putrino – aye, Chairman Sirico – aye, Mayor Wilzynski – aye, Board Member Butler – aye, Alternate Ensenat – aye, Alternate Johnson – aye.

Application File No.: 2026-01

Applicant: Caesar Baldi

Address: 345 E. Allendale Avenue, Allendale, NJ 07401

Block: 702 Lot: 10

Application: Minor Subdivision

Mr. John Rizzo, Esquire, representing the applicant is here tonight standing in for Mr. Michael Sweeney who could not attend.

Tibor Latincisics, Conklin Associates, Planner, 29 Church Street, Ramsey, NJ was sworn in and his credentials accepted by Mr. Calli. The plot plan is dated October 2, 2025. This is a vacant piece of property. The plan is fully conforming. There are wetlands on the property. A DEP

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Wetlands permit was applied for. The rear lot is to be donated to the Borough and has been discussed with the Mayor & Council. The lot needs to be created and donated with a Deed and a survey. Mr. Baldi will use 26% of the property.

Exhibit A1-two photographs dated February 11, 2026.

The DEP suggested that the home be closer to East Allendale Avenue and it would require a variance. We need an on site turn around. No parking on East Allendale Avenue, parking on site is important.

We front East Allendale Avenue, a County road. A road widening easement is required. Sidewalks are in good condition. The home will be colonial, hardy board or vinyl on the exterior, down cast lighting, AC units location will be conforming, shade trees along the front, soil movement plan applied for and trees to be removed in the front.

Mr. Vreeland stated Mr. Latincisics covered my memo.

Mr. Latincisics stated we will comply with all requests.

Mr. Latincisics stated we started this application in 2018, wetlands are a challenge, then covid and Mr. Baldi's home in Waldwick had a fire. DEP doesn't respond until after 6 months. June 1, 2018 the survey is dated and when this application started. We are here specifically for the Minor Subdivision.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public

Board Member Putrino stated the land was purchased prior to the Wetlands Rules & Regulations.

A motion was made by Board Member Putrino, seconded by Vice Chairman Dalo to approve the application. Roll Call: Vice Chairman Dalo – aye, Board Member Putrino – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye, Alternate Ensenat – aye, Alternate Johnson - aye.

Application File No.: 2026-03

Applicant: Roger Schlicht

Address: 58 Midwood Avenue, Allendale, NJ 07401

Block: 2005 Lot: 9

Application: Construct a second floor addition on top of existing first floor with new portico. Pursuant to 270-14A, 270-57B, 270-57D, 270-57E1, 270-57F, 270-64C2, 270-63A1 and 270-63B.

Mr. Calli stated this application is carried to the public hearing on **March 18th, 2026**. No further notice is necessary. Time is waived for the Board to act.

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OPEN TO THE PUBLIC FOR COMMENT

ADJOURNMENT:

On a motion by Board Member Putrino, second by Alternate Ensenat, with all members present voting in favor, the meeting was adjourned at 10:45 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator