

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 May 14, 2025. The meeting was called to order at 7:05 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
Councilman Yaccarino
Board Member Dalo
Chairman Sirico
Board Member Butler

ABSENT:

Mayor Wilczynski
Board Member Agugliaro
Alternate Conte

The following individuals were also present:
Board Attorney, Lawrence Calli, Esq. (zoom)
Land Use Administrator, Linda Garofalo

Chairman Sirico stated I thank all of you for coming out tonight.
Mr. Vreeland and Mr. Snieckus are not present tonight.
Mr. Calli is on zoom.

RESOLUTIONS

Applicant File No.: 2025-03
Resolution No.: 25-17
Applicant: Bilmar Properties
Address: 240 W. Crescent Avenue
Block: 1005 Lot: 2

Application: Construction of an addition to the existing building. Side yard setback.

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Board Member Putrino stated I attended the meeting for this application on zoom that night. I visited the property and the Fire Official will probably see this, on the north curb between this building and The Vale the landscaping company uses it to store trucks, trailers, a snow plow, equipment... when you back out of a space, you want to make sure that you don't back into it. It gets dark and you could hit the trailer or a snow plow. It was difficult getting out of there. The striping hasn't been done yet because I'm sure they're waiting for this approval. Once striped this may not be an issue. I was out there on May 2, 2025 at 7:40 pm and have a picture.

Mr. Calli stated if they have not been granted outdoor storage, this is an enforcement issue. I can talk to Mr. Vreeland about this and the Zoning Official. This can be handled in the field by Mr. Vreeland.

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

Applicant File No.: 2025-07

Resolution No.: 25-18

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 270-54B and 270-64B(2)

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

Applicant File No.: 2025-05

Resolution No.: 25-19

Applicant: Rick Goldberg & Lauren Paterno

Address: 118 Green Way

Block: 801 Lot: 39

Application: Addition and renovation to single family home. Side yard setback 270-64A(2)

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

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PUBLIC HEARINGS

Applicant File No.: 2024-04

Applicant: Allendale Rehabilitation & Healthcare

Address: 85 Harreton Road, Allendale, NJ 07401

Block: 601 Lot: 7

Application: Construct an 8,541 square foot addition to a non-conforming assisted living and skilled nursing home.

Mr. Calli stated this application is carried to the meeting of **June 16, 2025 at 7:00 pm.**

He stated this application is a continuance. They've been here a few times. The applicant advised that there were less than 7 members available tonight. The applicant decided to carry to a new date. They wish to conclude at the next public meeting. The new date will be posted on the Agenda. To the public - I recommend you be in touch with Linda Garofalo at Borough Hall and track the date. Right now it is scheduled for **June 16, 2025 at 7:00 pm.** There are two remaining witnesses to be heard. The applicant will try to honor this date. The operator of the facility is ill and may not be available on June 16, 2025.

There are two members of the public here tonight for this application. Councilman Yaccarino and Mayor Wilczynski cannot vote on this application. The applicant wishes to have 8 voting members present.

OPEN TO THE PUBLIC FOR COMMENT

Chairman Sirico stated to Councilman Yaccarino, the floor is yours.

Councilman Yaccarino stated we are getting ready for Crestwood Lake to open and it has come along very nicely.

Allendale Recreation renovated Field #3.

The mural will be ready to go up mid summer.

ADJOURNMENT:

On a motion by Board Member Dalo, second by Board Member Putrino, with all members present voting in favor, the meeting was adjourned at 7: 45 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator