

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 August 20, 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 Dalo
Chairman Sirico
Mayor Wilczynski
Board Member Butler

ABSENT:

Board Member Agugliaro
Councilman Yaccarino
Alternate Conte

The following individuals were also present:
Board Attorney, Lawrence Calli, Esq.
Board Engineer, Mike Vreeland
Land Use Administrator, Linda Garofalo

APPROVAL OF MINUTES

Motion by Vice Chairwoman Bergen, seconded by Board Member Butler, that the Minutes of the June 16, 2025 Land Use Board Meetings 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 Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

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PUBLIC HEARINGS

Applicant File No.: 2025-09

Applicant: Keith & Jennifer Boschetti

Address: 414 Canterbury Avenue, Allendale, NJ 07401

Block: 411 Lot: 2

Application: Addition to house and deck expansion. Pursuant to 270-64B(2), 70-63A(3), 270-54D and 270-B.

This application is carried to the meeting of **September 17, 2025**. No further notice is necessary, time is waived for the Board to act.

Applicant File No.: 2025-10

Applicant: Dan Raspanti

Address: 101 Arlton Avenue, Allendale, NJ 07401

Block: 506 Lot: 1

Application: Construction of 1 story addition and enlargement of existing deck

Mr. Dan Raspanti was sworn in by Mr. Calli. Mr. Raspanti stated my father passed away last September. We'd like to move my mother into our house. We don't have enough property to go up so we'd like to go out. It made the most sense not to disturb the house too much.

Mr. Mike Vreeland stated the project is in the AA residential zone. A front yard setback variance is required. C1 and C2 variances are required.

Mr. Raspanti stated we have discussed this project with the neighbors. Everyone is excited about it, we haven't heard anything negative.

Mr. Calli stated I imagine going back would not work.

Mr. Raspanti stated yes.

Mr. Raspanti stated we have a 2 and 3 year old and want my mother to have her own space.

Vice Chairwoman Bergen asked how does this fit in with the surrounding neighborhood? Harding Place is a secondary street, correct?

Mr. Raspanti stated yes.

Vice Chairwoman Bergen asked what is across the street?

Mr. Raspanti stated that house also faces Harding. Going down the block the homes face each other.

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Mr. Vreeland stated there are a number of ranch homes in the area.

Mr. Raspanti we are keeping it as a ranch, it won't look like an addition.

Board Member Warzala asked if the garage will stay the same.

Mr. Raspanti stated yes.

Chairman Sirico asked if you are keeping 2 driveways?

Mr. Raspanti stated yes.

Chairman Sirico asked if you are modifying the deck?

Mr. Raspanti stated yes.

Mr. Vreeland asked about the proposed use of the addition?

Mr. Raspanti stated this is a one family house.

Mr. Vreeland asked about the exterior finishes and colors?

Mr. Raspanti stated they will match the rest of the house.

Mr. Vreeland asked if there will be any exterior lighting, flood lights?

Mr. Raspanti stated no, only at the entry doors.

Vice Chairwoman Bergen asked if there will be a new AC?

Mr. Raspanti stated it will run off of ours.

Mr. Vreeland stated if you do install a new AC system, it needs to meet the setback requirements and also it needs to be screened.

Mr. Raspanti agreed.

Board Member Warzala asked about the height of the trees on Harding. Is the height below the tree line?

Mr. Raspanti stated yes.

Chairman Siico asked along the property line, what's across the back?

Mr. Raspanti stated a fence and buffer, evergreens.

Chairman Sirico asked if you can see the shed at the neighbors house to the north?

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Mr. Raspanti stated not clearly.

Vice Chairwoman Bergen asked if you are taking down any trees?

Mr. Raspanti stated no.

Board Member Putrino stated on Z1, the measurement taken to the property line, it appears about 10 feet. The house on 67 looks like their side yard is probably about 30-32 feet, very similar situation.

Mr. Vreeland stated I think you're probably right. It's consistent.

Mr. Vreeland stated this is a corner lot so it is a hardship. The front yard is on Harding which is a dead end street. There is no impact there. This is a one story addition. It's a flat piece of property.

Board Member Butler asked if there are any rules about mother/daughter homes?

Mr. Vreeland stated I don't know.

Mr. Butler stated the next owners could rent it out.

Chairman Sirico asked for questions from the Board.

Board Member Dalo stated you currently exit to the deck. Now there's an exit from the living room. The mudroom has a door to the deck. Can you slide the addition into the lot further?

Mr. Raspanti stated we want to keep the option open.

Mr. Raspanti stated there is one window there that we don't want to lose.

Mrs. Allison Raspanti was sworn in by Mr. Calli.

Mrs. Raspanti stated the door is there for the dogs to go in and out to the deck. They stay in the mudroom and my office and we keep the door there. My son is highly allergic and we keep the dogs separate from him.

Vice Chairwoman Bergen asked did you explore other options with the Architect?

Mrs. Pat Raspanti, 101 Birchwood Road, Paramus was sworn in by Mr. Calli. She stated it was a matter of not taking up too much of the backyard. This is a good area to go back. It seemed logical to build in this space.

Mr. Vreeland stated the plot plan shows the building envelope. There is a purpose for that door.

Vice Chairwoman Bergen stated I wish there was additional information on the surrounding homes. I think it would be helpful to see the measurements of the other homes.

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Chairman Sirico asked about photos by the homeowner. Other applicants have more information and we'd like to see more.

Mrs. Allison Raspanti stated we can rectify this, I apologize.

Mr. Calli stated you can estimate the other homes with photos and your estimates. Photos and addresses – you can look on google maps.

Mayor Wilczynski asked when do you plan on starting this project?

Mrs. Raspanti stated asap.

Mr. Vreeland stated when you ask for a deviation, a record has to be created by the applicant. The Board is asking you for this to make a decision and to protect the record should a challenge arise.

Chairman Sirico stated JMA Architects has been here a few times. I'd like to see where the landscaping is and details.

Mr. Vreeland stated this would require a soil movement permit and plot plan.

Board Member Putrino stated this is an application that has been submitted, this one shows what the Chairman is suggesting. He showed the applicant a sample. This is standard.

Chairman Sirico stated we are not looking for you to spend more money. The Architect knows what we are looking for. Please submit photos and estimated measurements of the surrounding homes at least 10 days prior to the next meeting on September 17, 2025.

Mr. Calli stated this application is carried to the meeting of **September 17, 2025**. No further notice is necessary, time is waived for the Board to act.

OPEN TO THE PUBLIC FOR COMMENT

Mayor Wilczynski stated we are waiting for the Fair Share housing numbers to be approved.

Upper Saddle River – the Judge had me sign the agreement which I did, reluctantly.

NJ Transit – Municipal Parking lot – we are trying to advertise this parking area that the public can use. We met with NJ Transit and we need significant improvements. We are looking to

Deed the property over to us. We can pave it, stripe it and make repairs.

Board Member Warzala asked will improvements to pave the parking lot area 1 be done?

Mayor Wilczynski stated yes, we are waiting and we put in a grant for it.

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Board Member Warzala asked who's responsible for the train station structure? The tunnel floods immediately. People go on the tracks to get to their cars.

Mayor Wilczynski stated I didn't know that. NJ Transit is responsible.

ADJOURNMENT:

On a motion by Board Member Putrino, second by Board Member Warzala, with all members present voting in favor, the meeting was adjourned at 8:11 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator