

RESOLUTION

LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: Jun 16, 2025

RESOLUTION: LUB 25-20

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen	✓		✓			
Warzala			✓			
Putrino					✓	
Agugliaro			✓			
Yaccarino					✓	
Daic		✓	✓			
Strico			✓			
Wilczyński						✓
Butler			✓			
Conte-Alt.#1						✓
-Alt. #2						

Carried ☐ Defeated ☐ Tabled ☐

LUB 25-20

LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
PRELIMINARY / FINAL SITE PLAN
FOR VEOLIA WATER NEW JERSEY
BLOCK 2101, LOT 4
(a/k/a 98-100 New Street)

WHEREAS, the applicant, Veolia Water New Jersey, the tenant of a portion of the property located at 98-100 New Street, known as Block 2101, Lot 4 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey (the "Property"), applied to the Land Use Board of the Borough of Allendale; and

WHEREAS, the applicant duly effectuated public notice of the hearing in comport with N.J.S.A. Title 40, tendering proof of same to the Board in advance of the public hearing, via Affidavit of Service and Publication dated May 7, 2025; and

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WHEREAS, the Land Use Board considered the matter at the May 12, 2025 regular meeting of the Land Use Board at which time the applicant was represented by counsel, Craig P. Bossong, Esq., of Florio Perrucci, Steinhardt, Cappelli & Tipton, LLC, and presented professional witnesses for testimony;

NOW THEREFORE BE IT RESOLVED by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the applicant in accordance with applicable law.
2. The Property is located at 98-100 New Street, known as Block 2101, Lot 4 on the Tax Map of the Borough of Allendale.
3. The property is located in the A Zone.
4. As part of the application, the applicant submitted a completed land development application and full engineering site plans, prepared by Arcadis, dated January 20, 2025, together with renderings of the proposed improvements.
5. The Property is developed with an existing water treatment plant, comprised of multiple structures, accessory areas and improvements located thereon.
6. The applicant was represented by Craig P. Bossong, Esq., a counsel, and Michael Mondello, PE, as qualified professional engineer, who testified in support of the application.
7. The applicant described the existing use of the Property, noting that the applicant, who owns the water system which services the Borough, is required to be updated to meet current state and federal environmental standards, regulations and guidelines, relative to PFAS controls in the water supply, with the proposed implementation anticipated to be fully operational within 2-years.
8. The applicant described existing environmental constraints on the Property, namely flood zone areas, which impact viable areas of future site development.
9. Mr. Mondello introduced Exhibit A-1, a colorized site plan sheet (Sheet No. C-03).

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to describe the existing plant on the Property and confirm no changes were proposed to the administrative building.

10. Mr. Mondello confirmed that the primary improvements relate to the existing garage structure, with a new pump station and standby generator proposed, together with door replacement and new lighting (2) to be located over the doors, one of which would serve as emergency lighting.

11. Mr. Mondello confirmed that all water treatment occurs within the garage structure.

12. New, supplemental fencing is proposed to encompass the pump station and will tie into the existing site fencing.

13. The standby generator (gas-fired), which was described to have a suitable acoustic enclosure, would be set to cycle for routine maintenance / exercise operations during weekday, business hours, so as not to unduly impact abutting property owners.

14. The pump station construction materials, color and general façade appearance were confirmed to mirror that of the existing garage structure.

15. The pump station viewshed is partially obstructed by existing trees and vegetation.

16. The facility is monitored by security cameras.

17. The facility generates minimal noise.

18. The facility does not and will not generate any nonconforming emissions.

19. The improvements will not create the need for additional employees on-site nor result in any increased traffic movements to or from the site.

20. Various members of the public appeared in connection with the application. Their concerns were responded to, as of the conclusion of the public hearing presentation, by the applicant and applicant representatives.

BE IT FURTHER RESOLVED, based upon the factual and legal evidence, testimony and contentions set forth herein, that the Allendale Land Use Board hereby grants the applicant's request for relief; and

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BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants approval, subject to the following conditions, which shall be complied with prior to the issuance of a construction permit:

- A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be paid in full to the Borough of Allendale by the applicant.
- B. Compliance with the terms and recommendations of Board Engineering Report, prepared by Van Cleef Engineering, dated May 12, 2025
- C. The standby generator will have an acoustic dampening enclosure, will comply with all decibel level and air quality requirements as set forth by the NJDEP or other agency having jurisdiction over the matter, and will be scheduled to cycle for routine maintenance / exercise operations during weekday, business hours, so as not to unduly impact abutting property owners.
- D. Applicant to provide a cut sheet of the standby generator to the Board Engineer for review and approval as to acoustic conformance with all applicable noise regulations.
- E. The existing frac tanks located on the Property will be removed, once work pursuant to this Approval is completed, and will only return to the Property if and when emergency service requirements necessitate same, and shall only be on an interim, as needed, basis to address emergency service requirements.
- F. Applicant shall repair, restore and replace, as necessary, any damage caused to the paper road, parking areas around the DPW garage and access bridge on the Property, post implementation, which shall be subject to final review and approval of the Board Engineer.
- G. Applicant shall add landscaping / trees, in coordination with and to the satisfaction of the Board Engineer, in the area of the water treatment plant, along the right side of the Property, provided same is not within a floodway or Green Acres regulated area.
- H. Applicant shall pave the paper road in those areas of the Property that are occupied and utilized by the Applicant, in and around the garage and associated areas.

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BE IT FURTHER RESOLVED construction shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicant in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

Approved:

ALLENDALE LAND USE BOARD



MICHAEL STRICIO, Chairman

Attest:



MELISSA BERGEN, VICE CHAIRWOMAN

Adopted: June 16, 2025