

LAND USE BOARD
BOROUGH OF ALLENDALE
500 West Crescent Avenue
Allendale, New Jersey 07401
June 17, 2026 - Meeting Minutes

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 June 17, 2026. The meeting was called to order at 7:04 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 Warzala
Councilman Yaccarino
Chairman Sirico
Board Member Butler
Alternate Ensenat
Alternate Johnson

ABSENT:

Board Member Putrino
Board Member Agugliaro
Board Member Conte

The following individuals were also present:
Board Attorney, Angelique Koutsavlis, Esq.
Board Engineer, Mike Vreeland
Land Use Administrator, Joann Catalfumo

APPROVAL OF MINUTES

Motion by Board Member Butler, seconded by Vice Chairman Dalo, that the Minutes of the May 13, 2026, Land Use Board Meeting be approved. There was no discussion.

Roll Call: Vice Chairman Dalo – yes, Board Member Warzala -yes, Councilman Yaccarino -yes, Chairman Sirico – yes, Board Member Butler – yes, Alternate Ensenat – yes, Alternate Johnson - yes.

RESOLUTION

Application File No: 2026-08: LUB 26-15

Applicant: **BCE NJ Solar Ten, LLC**

Site Name: Allendale Industrial Park

Block 601: Lot(s) 4, 4.01, 4.02, 4.03, 4.04, 5, 6

1, 2, 3, 5, 6, 7 Pearl Court & 59 Rte. 17 South

Pursuant to 270-48.14A

Brief overview by Angelique Koutsavlis, Esq.

Community solar project

Subject to conditions

All fees and assessments required by ordinances

Professional review

Submit a site inspection

Operations manual to the borough

Keys to access panel

Site available for a walk through

Satisfy any and all approvals, waivers prior to issuance of permits

Construction approval according to plans

Development and use of property to all business operations

File with the Board and Construction Official an affidavit verifying receipt of necessary agency approvals and supply a copy of any approvals received.

Will comply with all terms and recommendations of the Board Engineer.

Chairman Sirico: Question or comments

A motion was made by Alternate Johnson, seconded by Alternate Ensenat to approve the Resolution. Roll Call: Board Member Dalo – yes, Board Member Warzala -yes, Chairman Sirico – yes, Board Member Butler – yes, Alternate Ensenat – yes, Alternate Johnson -yes.

PUBLIC HEARINGS

Application File No: 2026-09

Applicant: **Joseph Rota and Eileen Wong**

Address: 52 Crescent Bend, Allendale, NJ 07401

Block: 1905 Lot: 9

Application: proposed to construct a 2-story addition in a side yard setback

Pursuant to 270-64B (2)

Sworn in Joseph Rota by Angelique Koutsavlis, Esq.

Addition, right side setback

Have drawing that has been presented to board, that they received prior to the meeting.

Date of plans: 4/29/25
No changes to plans since submitted.
Second page, existing condition
Take it down
Page 4 addition, right side
Addition goes up to existing structure
Since 1990
Had a sunroom. New addition cracked,
Instead of fixing, take it down

Dalo: old foundation coming out and putting new
Rota: yes
Dalo: crawl space under new
Rota: yes
Dalo: what is the space currently take down
Rota: crawl space now
Sirico: taking what's there and redoing the first floor and adding 2nd floor.
Rota: it's the calculation.

Mike Vreeland: reviewed application, 6/15 in the memo, zoning requirements, nature of the c
variance.
Hardship variance, feature of the property.
C2 variance, relates better planning alternative
Reviewing the plans, the existing house is where the addition is going up
Results of the location of the structure.
Observe the addition is in the rear of the house.

Mayor Wilczynski: asked what color
Rota: going to reside the whole house.
It's going to be a neutral color.

Slider on the deck
Lighting to the deck area, downward facing lighting

Vreeland: recommend investigate
If it's approved by the board, would need a soil permit

Sirico: Recommended connections need to be looked at and checked. They are old.
Siding and will blend with the neighborhood.
Noticed architect, you are putting a new chimney
See any concern with the chimney, asked Mike Vreeland
Vreeland: no did not see anything to be concerned.

Board: any questions comments
Open to public
Back to the board

Rota: Plans have not changed.

Councilman Yaccarino motion to approve, Alternate Ensenat – second

Go to Vote:

Vice Chairman Dalo – yes, Board Member Warzala – yes, Councilman Yaccarino – yes,
Chairman Sirico – yes, Mayor Wilczynski – yes, Board Member Butler – yes, Alternate Ensenat
– yes, Alternate Johnson – yes.

Sirico: explained the process. Next month will be resolution and will send out a copy to the
applicant and building department. File your permit.

Sirico: Thank you. Good luck

Application File No: 2026-10

Applicant: **Kim and Bart Bargiel**

138 Crescent Pl, Allendale, NJ 07401

Block: 301 Lot: 38.02

Application: Proposed adding a roof covering the existing front steps in violation of
existing setbacks

Pursuant to 270-54B

Sworn in both Kim and Bart Bargiel by Angelique Koutsavlis, Esq.

Sirico: tell us why are you here

Existing stairs built 1984

Want to put a portico

Property is long and narrow

We are at a dead end street

Pre-existing condition

Setback is the hardship

Sirico: looked over, thank you for the pictures and documentation.

What's the driver behind your decision to do so.

Bargiel: Packages get wet when it rains on the steps

Steps have become uneven.

The steps get icy in the winter

Board questions comments

Butler: confirmed the proposed picture

Sirico: questioned the lighting

Bargiel: just underneath lighting

Wilczynski: stated that there is a 2700-watt ordinance or below

Bargiel: Will comply

Vreeland: reviewed the project
Negative criteria, focus on the impact
Point out they are across a wooded area

Board: Looks nice

Open to the Public
Back to the Board

Mayor Wilczynski motion to approve, Councilman Yaccarino – second.

Go to a vote:

Vice Chairman Dalo – yes, Board Member Warzala – yes, Councilman Yaccarino – yes,
Chairman Sirico – yes, Mayor Wilczynski – yes, Board Member Butler – yes, Alternate Ensenat
– yes, Alternate Johnson – yes.

Sirico: explained the process. Next month will be resolution and will send out a copy to the
applicant and building department. File your permit.

Sirico: Thank you and good luck.

Application File No.: 2026-07

Applicant: **Adam Davis**

Address: 801 Franklin Tpke, Allendale, NJ 07401

Block: 404 Lot: 23.01

Application: Proposed an addition on existing single family residence addition to include
attached 2 car garage and covered patio.

Pursuant to C1

Sworn in Adam Davis by Angelique Koutsavlis, Esq.

Small business in town, wife builder

Side yard setback

Corner property

Comply 28ft set back extended setback

Addition, covered porch

Addition to the kitchen

Full bathroom and bedroom

Two car garage

Did not have garage before

Sirico: issue small little area going out

Davis: neighboring property

Compliance with the setback

Angelique Koutsavlis, Esq.: plans dated 9/19/25

Johnson: detached garage

Davis: original garage from 1912

Sirico: first page shows what you are planning to do

Davis: yes

Changing the layout by relocating the meeker

Decreasing amount of asphalt

10 Crescent Ave, parent bought in 1974

No effect

Vreeland: may need application to the county, letter of no interest

Davis: no access of tpke, county road

Vreeland: reducing pervious coverage

Sirico: will you comply to that?

Davis: yes

Sirico: welcome to what you are doing here

Davis: present you cannot see from the road

Will take less than 6 trees

Testimony what he is doing as a landscaper

Sirico: Whatever move, will you replace with trees?

Davis: in 2019, other trees have been moved but not removed, will replace where they were and put back.

Vreeland: reviewed application, standard comments. Any issues to comply with.

Reviewed proposal open covered porch, size and mass.

No obvious issues

Sirico: heard his recommendations

Board: any questions, comments

Dalo: open porch, any invasive lights, ok with Xmas lights

Johnson: any landscaping, near open porch

Davis: arborvitaes, well blocked

Open to public

Bring back to board

Sirico: I'm satisfied with what I heard here tonight.

Board Member Butler motion to approve, Vic Chairman Dalo second.

Go to vote:

Vice Chairman Dalo -yes, Board Member Warzala – yes, Chairman Sirico – yes, Board Member Butler – yes, Alternate Ensenat – yes, Alternate Johnson – yes.

Sirico: explained the process. Next month will be resolution and will send out a copy to the applicant and building department. File your permit.

Sirico: Thank you and good luck.

OTHER BUSINESS

Mayor: meeting with the county aquation regarding across from Crestwood Lake. Wanted more detail. Presenting next week. It's a nice addition. Connecting our parks.

There is a flooding issue.

Planning to plant trees and landscaping and maybe a path.

Sirico: County Road

Mayor: discussed the intersection.

Brought up District 9, in God's backyard.

Tier system

2 stories higher, depending on what builder does.

Sent around link and encourage residents to respond and get involved.

Such a bad bill. NJ is in big trouble

ADJOURMENT

Motion by Board Member Warzala, second by Vice Chairman Dalo, with all members present voting in favor, the meeting was adjourned at **7:52 PM**.