

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 March 19, 2025. The meeting was called to order at 7:10 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 Agugliaro  
Councilman Yaccarino  
Board Member Dalo  
Chairman Sirico  
Board Member Butler  
Alternate Conte

**ABSENT:**

Mayor Wilczynski

The following individuals were also present:

Board Attorney, Lawrence Calli, Esq.  
Borough Engineer, Michael Vreeland  
Land Use Administrator, Linda Garofalo  
Board Planner, Ed Snieckus

**OATH OF OFFICE**

Andrew Agugliaro, Class II, term expiring December 31, 2025, was sworn in by Lawrence Calli.

**APPROVAL OF MINUTES**

Motion by Vice Chairwoman Bergen, seconded by Board Member Dalo, that the Minutes of the February 12, 2025 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

**PUBLIC HEARINGS**

Continued review of the amendments to the Land Use Plan and the HVAS study presentation by Ed Snieckus

Mr. Snieckus stated there are 2 separate documents, Amendment to Master Plan and Hazard Vulnerability Assessment Study of the Master Plan. A copy of the HVAS Study report was handed out to the Board. The document follows several steps. We are looking to have a public hearing regarding these two documents. This will possibly be held on April 21, 2025. The Housing Plan is due for all Municipalities on June 30, 2025.

Chairman Sirico asked for questions from the Board.

The Board should send their comments to Linda Garofalo before the next meeting and she will forward them to the Mayor.

Applicant File No.: 2025-06

Applicant: Valeria Lisung, Garre Capital Group, LLC

Address: 310 E. Allendale Avenue, Allendale, NJ 07401

Block: 701 Lot: 13

Application: Second Story Addition pursuant to 270-64(B)(2), side yard setback

Mr. Calli stated this application is carried to the meeting of **April 21, 2025**. No further notice is necessary.

Application File No.: 2024-17

Applicant: Michael Mahle & Danna Marino

Address: 246 Park Avenue, Allendale, NJ 07401

Block: 2206 Lot: 7

Application: Two car garage and two story addition. Pursuant to 270-63(3), 270-64c(2) and 270-57D

**(continued from the public hearing of February 12, 2025)**

Councilman Yaccarino and Board Member Warzala are recused from this application.

Mr. Mahle asked why are they recused?

Mr. Calli stated one is a council member and one is familiar with the applicant.

Chairman Sirico asked if changes have been made to the plan.

Mr. Mahle stated the plan has been reduced as much as possible. The generator is removed. The DEP is satisfied with the plans. We hired a Planner. Our existing garage is in a flood way. This

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is a unique property. Our home is small, the rooms are very very small. The plans conform to the street and Allendale. I've lived in Allendale longer than anyone in this room. I'm happy to answer any questions the Board may have.

John Musinski, Architect stated on page Z1 of the plan there's a chart and it shows the third revision. We are at 32.9% GBA, we started at 38%. We reduced the garage by one foot in the back. The addition is on columns.

Mr. Mahle stated we are not expanding the deck area. The addition goes to that area. We are enclosing the deck area, making it an addition.

Chairman Sirico asked for questions from the Board.

Mike Vreeland stated he doesn't disagree with the testimony and the GBA has been reduced. He asked if they obtained their DEP permits?

Mr. Mahle stated we are just waiting to receive the permits.

Mr. Calli stated permits can't be issued without the DEP approval.

Mr. Snieckus stated they are adding and elevating. The garage is being removed from the flood way. The new garage will be elevated but will have flood vents. The impervious coverage is being slightly reduced. A dry well is being installed.

Chairman Sirico asked for questions from the Board.

Mr. Butler stated the size of the house to the size of the lot is the issue.

Mr. Mahle stated a large percentage of the property is unbuildable. I think our addition is modest. There's nothing to the left and rear. We are barely extending and only adding to the second floor of the garage.

Mr. Butler stated you knew what you were getting into when you purchased the home.

Mr. Mahle stated I take offense to that comment. We had no idea, we were first time home buyers and had no idea we were staying in Allendale, how our family would grow, and didn't know anything about buildable space.

Mr. Butler stated this is a big house for this size lot.

Vice Chairwoman Bergen stated I appreciate the changes. I understand the argument getting the garage out of the flood way. It is a modest addition. It fits within the neighborhood.

Board Member Putrino stated it is a large benefit moving the garage out of the flood way. Storm Management is proposed.

Chairman Sirico stated this is a huge improvement. You're putting a living room over the existing deck. I am concerned with the FAR.

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Chairman Sirico asked for questions from the public. Seeing none, it was brought back to the Board.

Mr. Calli stated this is for bulk and D FAR relief. A Resolution will be drafted and your professional team can review it also.

A motion was made by Vice Chairwoman Bergen, seconded by Alternate Conte. Roll Call: Board Member Bergen – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – nay, Alternate Conte – aye.

Applicant File No.: 2025-01

Applicant: Stefanie & Sean Morton

Address: 73 Forest Road, Allendale, NJ 07401

Block: 2206 Lot: 7

Application: Addition over garage pursuant to 270-64A(2)

Mr. Musinski, Architect and Sean Morton, owner, were sworn in by Mr. Calli. Mr. Morton stated we have lived here for about 10 years. We are 7-8 houses on the left from the High School. Three years ago we landscaped our backyard. We propose to expand the bedroom over the existing footprint. We ran into an issue with the side yard setbacks. The existing setback is 34 feet. The addition brings it to 38 feet. We are not going further than the existing footprint. Thirteen square feet is the area that doesn't comply. It's a small triangle.

Chairman Sirico asked for questions from the Board.

Board Member Agugliaro asked what is the purpose of the addition?

Mr. Morton stated two people can't fit in the bathroom, the closet is very small.

Vice Chairwoman Bergen asked if they are coming out in the front?

Mr. Morton stated no, we are matching the existing roofline.

Chairman Sirico asked if they are keeping the front A?

Mr. Morton stated yes.

Vice Chairwoman Bergen asked if there will be changes to the interior?

Mr. Musinski stated yes.

Chairman Sirico asked for questions from the Board.

Mr. Vreeland stated we reviewed the application and the site and in 2022 we were involved with the landscaping update. He asked if the addition will be completed with the same finishes?

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Mr. Morton stated yes.

Mr. Vreeland asked if there will be any outdoor lighting?

Mr. Morton stated no.

Board Member Warzala asked to the left, will there visibility either way?

Mr. Morton stated there are trees and arborvitae and there are closets on that side of the house.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Seeing none it was brought back to the Board.

A motion was made by Board Member Agugliaro, seconded by Board Member Warzala. Roll Call: Board Member Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Conte – aye.

Applicant File No.: 2025-02

Applicant: Edward Yaeger & Jennifer Lavine

Address: 18 Wilton Drive, Allendale, NJ 07401

Block: 511 Lot: 18

Application: Addition to single family home, pursuant to 270-64B(2), side yard setback.

Ms. Lavine, owner, and Ms. Addie Rabold, Z+ Architects, were sworn in by Mr. Calli.

Ms. Rabold stated this property is in the AA zone. The home is off center and causes an issue with the side yard setback on the right side.

**Exhibit A1** – 3 sheets, 9, 10, & 11 - exterior rendering – new siding, trim and updated windows are shown on these sheets.

The hardship is the off placement of the house on the lot. There is no negative impact on the neighborhood.

Chairman Sirico asked why not pull this forward?

Ms. Rabold stated it is pushed back not to disturb the kids bedroom.

Chairman Sirico asked why not flip the laundry and primary bedroom and eliminate the U?

Ms. Rabold stated there are existing windows there.

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Vice Chairwoman Bergen stated the AC unit is shown.

Ms. Rabold stated yes, we are keeping it where it is.

Board Member Butler stated trees are shown.

Ms. Rabold stated hemlocks that were 40 feet were removed and we are going to plant more.

Vice Chairwoman Bergen stated the hardship is tight to the right. If it was centered it would be OK.

Ms. Rabold stated correct.

Board Member Putrino asked about drainage on the left side. You have a cultec chamber, any runoff to the neighbor?

Ms. Rabold stated our Engineer will work with the Borough's Engineer.

Mr. Vreeland stated three cultec chambers are proposed.

Chairman Sirico asked for questions from the Board.

Vice Chairwoman Bergen asked if the entry is being modified?

Ms. Rabold stated yes, there will be columns and trim.

Mr. George Crowley, 22 Wilton Drive, Block 511, Lot 19, stated I live next door to the right. I received the notice, looked at the plans and received a copy of them. A family member, who's an Engineer, looked at the plans. He stated I never noticed your house is sideways. There's a privacy issue – it's 70 feet from their house to the property line. I'm 10 feet to the property line. I chased water for 14 years, installed sump pumps, added pipes, added a dry well, there's a drain at my house now. We don't have water anymore. My brother in law, the Engineer, took measurements. He asked where's the hardship? I'm worried about the risk of flooding. They are adding a bedroom and an office. I have 2/3 of an acre. They have more than 1/2 acre. This could be a cottage house.

Mr. Calli stated this proposal is not for a cottage house. This proposal is for the other side of the

property. There will be measures taken to handle the water.

Mr. Crowley stated he spoke to Anthony Hackett and he said no professionals are needed to come to this meeting with him. They could've built on the second floor.

Board Member Putrino stated if a tree tore down the house, it would be a lot closer and not come to the Board.

Mr. Vreeland stated if the addition was on the second floor, they'd still need to seek a variance.

Mr. Calli stated they are here because of the distance to Lot 17.

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Mr. Crowley stated the water is going to be running off closer to my house.

Board Member Putrino stated three culvert chambers are proposed.

Board Member Putrino stated now the water just runs.

Mr. Crowley asked does the Town Engineer oversee this?

Mr. Vreeland stated yes, I do. If approved they follow-up with a Soil Moving application, they have an Engineer. We will review their application, soil samples are taken, the installation of the seepage pit is confirmed by either my office or with Anthony Hackett.

Mr. Crowley stated I am here to make sure I will not have to deal with water in my basement.

Chairman Sirico asked for questions from the public.

A motion was made by Board Member Putrino, seconded by Board Member Agugliaro. Roll Call: Board Member Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Conte – aye.

#### **OPEN TO THE PUBLIC FOR COMMENT**

Chairman Sirico asked Tyler if there are any comments. He stated the Land Use Committee looked into Affordable Housing and other issues.

Mr. Agugliaro stated he has no comments.

Chairman Sirico stated please get your comments to Linda on Ed Snieckus' presentation.

#### **ADJOURNMENT:**

On a motion by Board Member Dalo, second by Board Member Butler, with all members present voting in favor, the meeting was adjourned at 9:15 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo  
Land Use Administrator