

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 18, 2026. The meeting was called to order at 7:02 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
Mayor Wilczynski
Board Member Butler
Alternate Ensenat

ABSENT:

Board Member Putrino
Board Member Agugliaro
Board Member Conte
Alternate Johnson

The following individuals were also present:

Board Attorney, Lawrence Calli, Esq.
Board Engineer, Mike Vreeland
Land Use Administrator, Linda Garofalo

OATHS OF OFFICE:

Class III – Tyler Yaccarino (term expiring December 31, 2026)

Councilman Yaccarino was sworn in by Mayor Wilczynski.

APPROVAL OF MINUTES

Motion by Councilman Yaccarino, seconded by Board Member Butler, that the Minutes of the February 11, 2026 Land Use Board Meeting be approved. There was no discussion.

Page 2-LUB Minutes-March 18, 2026

Roll Call: Board Member Dalo – aye, Councilman Yaccarino – aye, Chairman Sirico – aye, Mayor Wilczynski- aye, Board Member Butler – aye, Alternate Ensenat – aye.

RESOLUTIONS

Application File No.: 2026-01

Resolution No.: 26-11

Applicant: Caesar Baldi

Address: 345 E. Allendale Avenue, Allendale, NJ 07401

Block: 702 Lot: 10

Application: Minor Subdivision

A motion was made by Board Member Butler, seconded by Board Member Warzala to approve the Resolution. Roll Call: Vice Chairman Dalo – aye, Councilman Yaccarino – aye, Chairman Sirico – aye, Mayor Wilczynski-aye, Board Member Butler – aye, Alternate Ensenat – aye.

Resolution No.: 26-12

Consistency Review

A motion was made by Board Member Warzala, seconded by Board Member Butler to approve the Resolution. Roll Call: Vice Chairman Dalo – aye, Councilman Yaccarino – aye, Chairman Sirico – aye, Mayor Wilczynski - aye, Board Member Butler – aye, Alternate Ensenat – aye.

Resolution No.: 26-13

Amendment to the Housing Element & Fair Shre Plan

A motion was made by Board Member Warzala, seconded by Board Member Butler to approve the Resolution. Roll Call: Vice Chairman Dalo – aye, Councilman Yaccarino – aye, Chairman Sirico – aye, Mayor Wilczynski - aye, Board Member Butler – aye, Alternate Ensenat – aye.

PUBLIC HEARINGS

Application File No.: 2026-03

Applicant: Roger Schlicht

Address: 58 Midwood Avenue, Allendale, NJ 07401

Block: 2005 Lot: 9

Application: Construct a second-floor addition on top of existing first floor with new portico. Pursuant to 270-14A, 270-57B, 270-57D, 270-57E1, 270-57F, 270-64C2, 270-63A1 and 270-63B.

(carried from the public hearing of February 11, 2026)

Mr. Roger Schlicht, the applicant, stated this is my residence and I am an Architect. He was sworn in and his credentials were accepted by Larry Calli, Esq.

Mayor Wilczynski & Councilman Tyler Yaccarino are recused from this application.

Page 3-LUB Minutes-March 18, 2026

Mr. Schlicht stated I want to start a new chapter in my life in Allendale and my daughter would like to move in with me after she gets married. The property is in the residential A zone. Currently there is a dwelling and a garage with an open porch on the property. The lot is 9,000 square feet. It is 75 feet wide and 120 feet deep. The house complies with all setbacks. The property has pre-existing conditions – lot size, depth, width and area.

The house is a 1 story structure. I want to work within the footprint on the first floor. The second floor has 220 square feet that you can stand up in. The proposal for the first floor is to remove the steps and take the indent and create a porch. The first floor, first step needs a variance. I would also like to add a fireplace. The second floor is an add-a-level. The proposal is for a primary suite, 3 modest-size bedrooms, closets and bathrooms. The elevations were shown on the board. The height of the house is 30 feet. There will be gable roofs on the second floor.

The house would be vinyl cedar, grey, Nantucket colonial style.

Exhibit A1-1 page of two photographs. One was taken in 2025, which shows a screened porch and the new open porch photo taken in 2026. The garage and house colors will all match.

A variance is required for the front yard setback, first floor, the step is one foot. The side yard setback right hand, 15' existing, we are 5 inches closer to neighbor. The fireplace is 2' 5" into the setback. The second floor will be stacked on the first floor. This is 5" into the setback.

Last year I planted boxwoods, arborvitae, installed an irrigation system and a buffer. The neighbor has an air conditioner on his side. I can move this in, if the Board wants.

The rear yard setback, 3 steps need a variance, there are no railings. The distance from the house to the L shaped structure is 2.9 feet. I purchased the property with the garage there already. The building coverage is 20.8 vs. 15% - over by 523 square feet. The porch can be reduced to a portico, if needed. GBA is 28.6 vs 25% - garage is 405 square feet. The bedrooms are all a modest size.

The lot is narrow and shallow in depth. If it was the proper size, these variances wouldn't be needed.

Exhibit A2-Photo Board of pictures taken in January 2026 of homes in the area. I feel this will fit well in the neighborhood. My proposal is similar to the streetscape. I tried to design it to fit in with the neighborhood.

The negative impact is much less than the positive impact. The houses in the area are 2,500, 1,600, and 1,800 square feet. Mine is the smallest now. I'm glad to answer any questions.

Chairman Sirico asked if he could eliminate one variance – push the front last steps into the porch.

Mr. Schlicht stated I can do that. The porch is 5'8", I can push it back one foot.

Mr. Warzala asked the stair in the back, is there distance required for fire safety? Will they be able to turn?

Page 4-LUB Minutes-March 18, 2026

Mr. Schlicht stated it's the width of the slider, I could get rid of one step. I can make this 3 feet which is required.

Mr. Vreeland stated we visited the site and issued a report dated January 13, 2026. Mr. Schlicht's testimony has covered a lot.

Mr. Vreeland asked if there is any exterior lighting or mechanicals proposed?

Mr. Schlicht stated traditional residential wall sconces will be at each door. The AC unit is on the right side, will remain there. There is one spotlight in the rear now.

Mr. Vreeland asked being there is a change in the roof, will the downspouts be changing?

Mr. Schlicht stated yes, they will be in similar locations and we will also install a storm water system.

Mr. Vreeland stated we recommend all utility connections be inspected. An As-Built plan is required before a CO can be issued. Mr. Schlicht agreed.

Chairman Sirico asked if there will be lighting in the porch?

Mr. Schlicht stated a downlit fixture or a sconce, there would be no spillage. There is a brand-new fence on the property.

Mr. Ensenat asked if the tree in the front is being removed.

Mr. Schlicht stated no and we have also added some trees in the back.

Mr. Warzala asked, are you raising the height anymore? Will there be any privacy issues with the neighbors?

Mr. Schlicht stated no, I am at 30 feet. The neighbor to the right has no windows and the neighbor to the left has two tiny windows.

Chairman Sirico asked for questions from the Board?

Chairman Sirico stated there are 3 houses shown on your side of the street. Across the street are much larger.

Mr. Schlicht stated my house is a lot narrower.

Chairman Sirico stated when I look at your design, you are not increasing the footprint.

Mr. Calli stated the quantity of the variances is not a problem. These are de minimis. The question is can the site accommodate what you want to do? Are you compromising light, air and open space? I think the Board needs to focus on the D4-FAR. The bottom right photo is slightly larger, 77 Midwood, Block 2008, Lot 5.

Page 5-LUB Minutes-March 18, 2026

Mr. Schlicht stated this lot is the same width as mine. 44 is the narrowest lot on the street. These homes look like mine and are similar in width as mine.

Mr. Dalo asked Mr. Vreeland what is the setback to the porch?

Mr. Vreeland stated 10 feet to the accessory structure.

Mr. Butler asked what is the size of the porch?

Mr. Schlicht stated 172 square feet.

Chairman Sirico asked for questions from the public. Hearing none, it was returned to the Board.

Mr. Warzala stated I'd like to see revisions – push the front steps in, can't do anything in the back.

Mr. Dalo asked did you consider moving the step to the left or the right? Build a platform?

Mr. Schlicht stated I need to be 10 feet away. We need a 3 foot landing, will still have a variance. The code is the landing has to be 3 feet.

Mr. Schlicht stated I can push in the front steps, right wall and push in the fireplace.

Chairman Sirico stated I think the Board is requesting this because there are 10 variances.

Mr. Schlicht stated I can get rid of two variances and make 2 variances better.

Mr. Calli stated this application is carried to the meeting of **April 22, 2026**. No further notice is necessary, time is waived for the Board to act.

OPEN TO THE PUBLIC FOR COMMENT.

Mayor Wilczynski stated we satisfied the Fourth Round Housing obligation – 200 Affordable – realistic development was 4. We satisfied it by extending deed restrictions. We don't need to build the 4th round. 196 units need to be built. They are pushing to extend downtown to 3-4 stories. We are facing challenges with Saddle River. They have no infrastructure. Avalon Bay – 275 units - Fair Share wanted this. We are allowing them to use our sewer and moved the overlay zone out of downtown to Boroline Road. We also received \$500,000. The sewer needs a liner. We are in good shape. The Hazard Vulnerability Study helped us with downtown. Our deal is with Saddle River, not Avalon Bay.

The Borough is looking to purchase 274 W. Allendale Avenue. This would be “open space.”

ADJOURNMENT:

On a motion by Board Member Butler, second by Board Member Warzala, with all members present voting in favor, the meeting was adjourned at 9:00 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator