

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 November 12, 2025. The meeting was called to order at 7:05 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 Putrino
Councilman Yaccarino (called in)
Board Member Dalo
Chairman Sirico
Mayor Wilczynski
Board Member Butler

ABSENT:

Board Member Warzala
Board Member Agugliaro
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 Board Member Putrino, seconded by Vice Chairwoman Bergen, that the Minutes of the October 15, 2025 Land Use Board Meeting be approved. There was no discussion.

Roll Call: Board Member Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

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RESOLUTIONS

Application File No.: 2025-13

Resolution No.: 25-26

Applicant: James & Dana Boyle

Address: 415 Canterbury Drive

Block: 410 Lot: 3

Application: Addition and renovation of an existing single family residence, seeking relief of rear yard setback. Pursuant to 270-54D

A motion was made by Vice Chairwoman Bergen, seconded by Board Member Putrino to approve the Resolution. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

Application File No.: 2025-12

Resolution No.: 25-25

Applicant: Michael Mahle and Danna Marino

Address: 246 Park Avenue, Allendale, NJ 07401

Block: 2206 Lot: 7

Application: Construction of an attached deck.

A motion was made by Board Member Putrino, seconded by Vice Chairwoman Bergen to approve the Resolution. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

VOTE ON LUB MEETING DATES FOR 2026

A motion was made by Board Member Putrino, seconded by Board Member Butler to approve the 2026 LUB dates. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

PUBLIC HEARINGS

Application File No.: 2025-06

Applicant: Valeria Lisung/Garre Capital Group, LLC

Address: 310 E. Allendale Avenue

Block: 701 Lot: 13

Application: Amendment to Resolution 25-16 authorizing a C2 variance to permit replacement of the wall within the pre-existing right side yard setback.

Mr. Chris Rodriguez, Esquire, representing the applicant, stated we were here two months ago. During demolition we found that the cement block was not adhered to the foundation. The walls needed to be reinforced. This is an amendment to the resolution adding a variance to the right and left setback.

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Mr. Calli stated this could've been approved administratively but Anthony Hackett, Construction Code Official & Zoning Officer, felt this should be approved by the Board.

Mr. Rodriguez stated nothing is being changed.

Mr. Putrino asked if they are re-establishing the integrity of the wall?

Mr. Rodriguez stated yes.

Mr. Vreeland stated the concern was the existing non-conformity was being removed. Anthony Hackett was concerned.

Chairman Sirico stated everything is going back to the way we approved it.

Chairman Sirico asked for questions from the public.

Mr. Calli stated this is an amendment to the prior application. We will adopt a new Resolution.

Chairman Sirico asked for questions from the Board.

A motion was made by Mayor Wilczynski, seconded by Board Member Putrino to approve the application. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

Application File No.: 2025-11

Applicant: Kai & Grace Yee Young

Address: 63 Crescent Bend, Allendale, NJ 07401

Block: 1904 Lot: 15

Application: Addition to an existing split level home on second floor, rear family room, rear covered porch and an open-air roof over the front porch. Pursuant to 270-37A(3) and 270-64B(2).

Mr. Calli swore in Mr. & Mrs. Young and Tebor Latincsics, Engineer & Planner, Conklin Associates, 29 Church Street, Ramsey.

Mrs. Young stated we are living in Allendale for 23 years and looking to do an addition. New siding in a neutral color, lighting for security, sconces, path lights and porch lights to be installed. A gas generator and 2 HVAC systems are also proposed. Two trees to be removed. The walkway and driveway will be replaced.

Mr. Latincsics stated **Exhibit A3**-shows the mechanicals in the rear. The lot is undersized but complies with the FAR.

Exhibit A1-shows the existing conditions. The property was subdivided in 1958.

Exhibit A4-photos of existing split level home dated May 22, 2025.

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Exhibit A3-Architecturals dated June 20, 2025. Last revised July 30, 2025.

Exhibit A4-photos show the footprint, covered porch in rear. A new covered porch will be constructed in rear.

Exhibit A6-Land Use analysis shows the property. The C1 hardship is from 1959 when the house was built at an angle on the property.

Exhibit A3-The plot plan shows the roof leaders directed to a seepage pit in the front yard. The overflow will go to a catch basin, if permitted. There is a drainage easement along the westerly side. There is a soffit that will overhang 8 inches.

Exhibit A5-Architecturals by Harry Goldstein. There will be a family room out the back, a full second story addition on one half of the house. There will be a covered porch in the rear yard. The hardship is the orient of the home.

Mayor Wilczynski asked do you know why the house was built this way?

Mr. Latincsics stated I don't know, possibly this was an error.

Vice Chairwoman Bergen asked did you look at what you could change to make it compliant?

Mr. Latincsics stated the corner is over the setback line. The Architect put a 2 ½ foot jog in the design due to the constraints. The flow would be compromised if changed.

Vice Chairwoman Bergen asked what about moving it to the left?

Mr. Latincsics stated it would not line up. It causes Architectural and construction problems along with the rooflines. This is a challenge with window locations.

Exhibit A7-Two photos of trees from the back of the house and chimney.

Board Member Butler asked what is the hardship?

Mr. Latincsics stated when the home is extended you expand over the side yards. It's the orientation of the home.

Chairman Sirico stated you are going to make a situation worse by doing this. I'm looking at the box being moved.

Vice Chairwoman Bergen stated I noticed something – the 18' 4" is existing, the basement foundation shows an additional 4 feet.

The Board took a break at 7:50 pm and returned at 7:53 pm.

Mr. Latincsics stated we absorbed the Board's comments and would like to come back.

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Mr. Vreeland stated the Board is concerned with flood lights, we need more information on this. Regarding the drainage easement we suggest it's marked out in the field. Is the underground piping over the easement line? A Hold Harmless Agreement is needed, drainage calculations – look at drainage and overflow. What is the location of the underground piping?

Mr. Latincsics stated this is unknown.

Mr. Vreeland stated we recommend the utility connections be investigated. A plot plan and soil movement needs to be applied for on-line with the Building Department.

Board Member Putrino stated on the site plan we would like to see the proposed planting and, if proposed, the fence location.

Mrs. Young stated we are not thinking of installing a fence, the neighbor has arborvitae.

Mr. Vreeland asked what is the area of disturbance? If above 5,000 square feet, Bergen County Soil is required.

Mr. Latincsics stated 3,000 square feet.

Chairman Sirico asked for comments from the public.

Mr. Vreeland asked who's fence is in the back?

Mrs. Young stated this belongs to the neighbor.

Chairman Sirico we need 24 x 36 full size Architectural plans and a PDF of the updated plans. This needs to be submitted 10 days before the meeting.

Mr. Calli stated if you are not ready by December 10th, we can carry to a new date that night.

Chairman Sirico stated we are concerned about building height.

Chairman Sirico stated this application is **carried to the meeting of December 1, 2025**. No further notice is necessary. Time is waived for the Board to act.

A motion was made by Board Member Putrino, seconded by Vice Chairwoman Bergen to carry the application. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

OPEN TO THE PUBLIC FOR COMMENT

Mayor Wilczynski stated we are still discussing Fair Share Housing, the next round is due the Wednesday before Thanksgiving. There is an issue with Saddle River Fair Share Housing that is on our border.

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ADJOURNMENT:

On a motion by Board Member Putrino, second by Vice Chairwoman Bergen, with all members present voting in favor, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator