

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 April 22, 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
Board Member Putrino
Board Member Agugliaro
Board Member Conte
Chairman Sirico
Board Member Butler
Alternate Ensenat
Alternate Johnson

ABSENT:

Mayor Wilczynski
Councilman Yaccarino

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

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, 270-63B, 270-57C, 270-63A-1, 270-64C2 and 270-57C.

(carried from the public hearing of March 18, 2026)

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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 Angelique Koustsavlis, Esq.

2nd hearing from 3/18/26 meeting with modifications

Has new plans based on input from Board at March meeting.

Three-page exhibit of photos of his home now

4/10 revised of my home and the house to the left

Changed based on comments from last meeting

Every variance eliminated, reduced in size or increase setbacks, taken away or better

Question was asked when house was built -1949

Allendale New zoning did not go into effect until 7/24/58 – predated structure

Go through the Changes of variance from original plans to new plans

Front of house - front step eliminated and reduced

First project setback previously requested 34” to the front steps

That was eliminated by reducing the porch to which is a landing to the front steps – that was reduced in size and depth

Went from 7’8.5” to 6’2.5”, went from 109 square feet to 50 square feet, so reduced by more than 50%

Now compliant set back to the first step 35.5 and we’ve always had a compliant set back to the front of the 2nd floor but increased a little bit at 36.7 which enhanced front yard setback, we have no setbacks to the front

Side yard – right side and side yard setback is based on the gross building area

By reducing the size of the house, building area reduced and the setback calculation resulted in a 15’ side yard set back

That is where the first floor is and wanted to stack straight up, so it’s compliant setback, which it wasn’t before because the house was bigger and now compliant

Eliminated variance

Chimney- 6’ wide x 18”, previous 13ft setback – 15ft required

Pushed chimney 6” in the house pushed in 6”, setback is 13.5, so its 1.5 ft encroachment (9 square ft)

Reference to 2nd page photo

Look by the green giants are by the Chimney

Distance to the adjacent property – 30’5” shown on drawing V1

See back wall of that house – 3” Dead wall, no windows

The hardship would be the C variance with a narrow lot. Lot supposed to be 115 and its 75. Only asking 1.5 feet, deficiency is quite large

If the board doesn’t want the chimney. Did alternate plan that took the chimney off. If the board doesn’t like the chimney and they want to see what it looks like tonight. They felt it was something they didn’t want to approve. That’s an alternate, the chimney.

Butler asked question – chimney in D3 looks like it actually in the window well

Schlicht answered it’s a pretty bad fireplace so you can’t leave it the first floor out, it’s like a box, metal box with the brick build 2 x 4 around it in the chimney.

1st floor can’t leave out, there’s a window well or window below. It’s not a masonry chimney where you must go down to the ground, no face

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Rear yard setback

Requested 46.9 - 50 is required

Revised to 48.4' that the set of steps in the back of the house and the heart of the house

It goes over the setback line by 1.6'

Reference to 3rd page -handout

Set of steps and openness, street, stone, slab, threads, brands are required. It's the first step that's too close to the rear

Its 8" tall, about 6' wide. It's de minimis. It's a C variance due to the lack of depth going front to back.

Distance to house and to garage/porch

Requested 5.75 ft – 10ft required due to that we had the second-floor cantilever 2ft over the first floor.

We brought the back of the house

Now setback continuation of the back wall which would be 7.75 ft

Reference to photo 3rd page

Open porch (screened in last year) roof slopes back, see a lot of trees there

Open beam open gutter and the roof start shooting back to the backyard

Open and spacious

Garage toward east – been improved

Board questioned Pop out window is going to remain – yes

Distance rear step to column 2.9ft – presently showing 4.5 ft

It's in review with the building inspector, don't need a landing, just a step, because it's a slider

Last 2 variances are building coverage

Previous building coverage asked 20.8 reduced to 19.2

Because that elimination of the back, presently 18.7 – 15 allowed - house is already over

We're proposing to add 42 sq ft (6x6 square) Mainly the steps

What's affecting this # is the size of the Existing L shape garage been there since 1950's

Chairman Sirico commented no change to the porch area -yes

Looking at the footprint of the house it's 12.8% instead of 15% because of the garage tugging on that #. If the lot was proper size, adding the garage, porch and the house, it would be at 8.5%

Shows how undersize the lot is.

Last variance was FAR/GBA

FAR previously was 28.6 reduced to 27.7 while 25% is allowed

The GBA was at 2574 reduced to 2494

Took 2.5 ft off the depth, front to back of the second floor.

Took 2ft off the back 6" off the front

Reduced FAR/GBA/Building coverage the lot to be compliance with FAR would be 12.5% which is well below 25%

Regard to the elevation try to do is bringing your eyes down, the low sloping roofs, looking like a 1 ½ floor house, same as a few on the block, play with the roofline

Architecturally try to make the house on scale and come down. Not only did it get smaller, it got lower in height. It's well below the allowed height of 35'

Every variance previously requested was either eliminated, increased setback or reduced % of overages.

Michael Vreeland reviewed the plans and in agreement with testimony provided, in general the proposal is more compliant than before

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Chairman Sirico asked board any more questions

Vice Chairman Dalo asked if fireplace wood or gas – Schlicht replied wood
Also asked if siding or just shakes on the chimney – only shakes

Chairman Sirico open to the public – no questions

Any further questions to the board

Testimony from the planner was Keirsten Osterkorn, P.P. of Omland & Osterkorn
42 Central Ave Midland Park
Sworn in by Angelique Koutsavlis, Esq

Professional license since 2013, kept up credentials

Engineering planning in neighboring towns

Thank you to the applicant

About the project

Variances brought down and reduced

First 3 variances – preexisting prior to ordinance

Lot size is 9000 sq foot

Hardship working with

No front yard – they were eliminated

Side yard – adding on 13 ½

Over dept 128ft

Fireplace 5% overall

Rear yard 6 ft stoop, 8% lot width

C Variance working for the property

Main thing is the bldg. coverage/FAR

Working with existing

Reduce off the back

Detach garage exists

Existing no conforming lot

Beautiful neighborhood you have undersize lots

C variance and D variance - Can the lot accommodate the house

House is not being overbuilt – just Figure out framing

Lots in the neighborhood, Comfortable and normal living standard situation, not overbuilding the property

His intent is to have his daughter to buy this property so it can accommodate normal size family

Upgrading house to fit nice 2 story home

9k ft lot we have 2494 sq ft, where 2250 is allowed brought down previously and our FAR is 27%, where 25% is allowed. Bldg. coverage of 19.2% is what was proposed where 15% allowed.

Reinstating the variance and allotment

Shown Areal map dated 4/22/26

Showing lot of trees on map

This addition from back look at neighborhood because of greenery, not changing that

The definitions of a Floor area ration is a comprehensive metric building mass

Purpose of the building mass isn't quantitative to the normal eye of walking by and What was shown Intent ordinance for larger lot and What is being proposed

Not making worse fitting to intent to the neighborhood

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Asked for positive feedback

Chairman Sirico stated footprint was not changing and confirmed by applicant.

Alternate Johnson asked regarding new chimney on the right side of the house – yes
Question on heating hot water – going to be direct vent, hot water - high efficiency

Angelique Koutsavlis, Esp. asked dates of photos -Schlicht stated 4/21/26

Michael Vreeland – consider the FAR and D variance. The addition and testimony can the site proposed illustrate on plans. It's not a box being put up and a lot of thought was put into these plans and architecture appealing.

Chairman Sirico – proposed home is similar to the neighbors.

Any other questions to the board

Question from board – is there either side neighbors with three or four bedrooms.

The house is now a 3 bedroom. There are 2 neighbors here who can speak about that. East is a 3 bedroom

Concern is that you have an undersized lot to begin with 3-bedroom, lot of technical aspects.
Schlicht stated the 4th bedroom is quite small like 9 ft. fitting on top of the existing structure.

Open to the board.

Open to the public about the overall application and if you want to speak

Oath - Sworn in Ru Fa Zheng by Angelique Koutsavlis, Esq
53 Midwood Avenue Allendale (lives across the street to the west) Has 4 BR

Comments: Coming as a neighbor and friend, Schlicht is in neighborhood for a year and a half. He takes really good care of his property. From the drawing shared with his wife, it's very nice, his wife likes it better than their house. We really approve of what he's looking to do. Know he has 2 daughters and wants them to visit more often. There is a lot of kids in the neighborhood. Small community. We also have 2 kids. No more comments. You are more professional of what is compliant, but it looks like it is complaint to us.

Oath – sworn in Jill Romano by Angelique Koustsavlis, Esq.
63 Midwood (across the street) Has 4BR

Comments: She and her husband have looked at plans
Very excited with this upgrade
Agree 100%
Excited for it as a great addition to the neighborhood

Chairman Sirico back to the board for any comments

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Commented – thank you for cutting all the variances down and he is happy with this presentation, great addition to the neighborhood and neighbors are on board with it.

Michael Vreeland – for the record that couple of board members not present last meeting have signed and listened to the recording to vote.

Angelique Koutsavlis, Esq. review conditions
comply with all section 4 from Mr. Vreeland’s report dated 1/13/26
Include development of seepage pits to ensure 0 net increased runoff and control of site runoffs
All existing landscaping to remain

Michael Vreeland Agreed

A motion was made by Board Member Putrino, seconded by Board Member Warzala to approve the application. Roll Call: Vice Chairman Dalo – aye, Board Member Warzala -aye, Board Member Putrino – aye, Board Member Agugliaro -aye, Board Member Conte -aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Ensenat – aye, Alternate Johnson – aye.

Chairman Sirico – thank you for coming. Next meeting will vote on resolution

APPROVAL OF MINUTES

Motion by Board Member Conte, seconded by Board Member Warzala, that the Minutes of the March 18, 2026 Land Use Board Meeting be approved. There was no discussion.

Roll Call: Board Member Dalo – aye, Board Member Warzala -aye, Board Member Putrino – aye, Board Member Agugliaro -aye, Board Member Conte -aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Ensenat – aye, Alternate Johnson -aye.

OATHS OF OFFICE:

Class II – Andrew Agugliaro (term expiring December 31, 2026)
Board Member Andrew Agugliaro was sworn in by Angelique Koutsavlis, Esq.

OTHER BUSINESS

Chairman Sirico – Joann is the new LUB administrator and comment to the board

Joann – question to the board is the packets and how to communication with you. I will send all information regarding LUB on their Allendale emails. If you need me to send a message on another email, I just need clarification.

All board will receive information on pdf regarding the upcoming emails. If you want a hard copy as well, just let me know. Packets will be left in the foyer at the Borough for pickup. I can send a separate email or text to let you know something has been sent to the LUB emails.

I will set up a group text to let you know something has been sent to the board.
Please pick up your packets in Borough foyer.

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Discussed the next meeting is scheduled for 5/13/26. There will be 2-3 applicants on the agenda.

Thank you for coming to the meeting.

ADJOURNMENT:

Motion by Board Member Butler, second by Board Member Agugliaro, with all members present voting in favor, the meeting was adjourned at **7:55 PM**.

Respectfully submitted,

Joann Catalfumo

Joann Catalfumo
Land Use Administrator