

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 May 12, 2025. The meeting was called to order at 7:03 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 Agugliaro  
Board Member Dalo  
Chairman Sirico  
Mayor Wilczynski  
Board Member Butler  
Alternate Conte

**ABSENT:**

Board Member Putrino  
Councilman Yaccarino

The following individuals were also present:  
Board Attorney, Lawrence Calli, Esq.  
Borough Engineer, (covering) David Battaglia  
Land Use Administrator, Linda Garofalo  
Board Planner, Ed Snieckus

**RESOLUTION**

Applicant File No.: 2025-06  
Resolution No.: 25-16  
Applicant: Valeria Lisung, Garre Capital Group, LLC  
Address: 310 E. Allendale Avenue, Allendale, NJ 07401  
Block: 701 Lot: 13  
Application: Second story addition to a one-story residential home. Pursuant to 270-64(B)(2), side yard setback

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A motion to adopt the resolution was made by Vice Chairwoman Bergen, seconded by Board Member Dalo. Roll Call: Vice Chairwoman Bergen– aye, Board Member Warzala – aye, Board Member Agugliaro – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

## **PUBLIC HEARINGS**

Housing Plan Discussion with Ed Snieckus – Closed Session

Hazard Vulnerability Assessment and Amended Land Use Element of the Master Plan – presentation by Ed Snieckus

Mr. Snieckus stated hazards are increasing due to the climate change. He showed the Board powerpoint slides. Then he showed the Land Use Plan Amendment of the Master Plan. The Land Use Plan was shown on the screen. Three adjustments were made. Demographics have changed. The community is getting older. Household size has decreased. Both documents are dated April 21, 2025. These documents are ready for the Board to act on.

Chairman Sirico asked for questions from the Board.

Mayor Wilczynski thanked everybody for their input. This is very thorough and I appreciate it.

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

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

Applicant File No.: 2025-08

Applicant: Veolia Water New Jersey

Address: 98-101 New Street, Allendale, NJ 07401

Block: 2101 Lot: 4

Application: Preliminary & Final Site Plan Approval

Mayor Wilczynski is recused from this application.

Mr. Craig Bossong, Esq., representing the applicant, stated the notice is complete.

He stated Veolia Water purchased the Allendale Water system. PFOS is required to treat the water. We plan to convert the treatment from temporary to permanent. There is a flood zone

near this site. The existing structure will be demolished. This should be in place within 2 ½ years.

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Mr. Michael Mondello, Engineer, Arcadis, 7 Clarken Drive, West Orange was sworn in by Mr. Calli.

**Exhibit A1 – Colorized sheet CO3**

Mr. Mondello stated he prepared the site plan dated January 30, 2025. It shows the water treatment plant, DPW garage and the Administrative building. The proposal is for the changes, demo of the existing water treatment plant and the new water treatment plant.

The garage doors at DPW will be replaced and we plan to add lights over the doors. A 6 foot fence will be constructed at the DPW garage. Service will be done one time a month. There will be one light by the generator. The pump station will be 20 feet tall.

Sheet A9 – existing DPW garage was shown.

Sheet A12 – proposed pump station, lights were shown over the door

Four photographs were shown by the Whitney Development. There will be security cameras.

Chairman Sirico asked about the garage doors.

Mr. Mondello stated they are being changed out.

Chairman Sirico asked if there will be any noise?

Mr. Mondello stated there will be minimal noise, they are in a tank.

Board Member Agugliaro stated there is no noise.

Vice Chairwoman Bergen asked is the filtration system in the DPW garage now?

Mr. Bossong stated the Ion exchange system will not need to be changed out.

Board Member Warzala asked if they need to install a new gas line for the generator?

Mr. Mondello stated yes.

Board Member Agugliaro asked if the Whitney gate will be obstructed during construction?

Mr. Mondello stated no.

Board Member Agugliaro asked over the bridge, going towards the parking lot, there's 2 metal plates, over lines, will these be restored?

Mr. Bossong stated yes, that'll all be restored.

Chairman Sirico asked for questions from the Board.

Board Member Dalo asked if there is any regulation information on the generator in the packet?

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A 12 x 17 pad is large. Do you know the size? – this is important.

Mr. Mondello stated I don't know the size.

Mr. Bossong stated we can submit the specs on this.

Mr. Calli stated please submit this to the Board.

Board Member Dalo stated large generators are sometimes quiet.

Board Member Warzala asked if there is a change in the maintenance requirement?

Mr. Mondello stated no change except it is less frequent.

Board Member Agugliaro stated there are not many people there during the day.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Mayor Wilczynski asked if there will be any emissions?

Mr. Mondello stated no.

Mayor Wilczynski asked if there will be any security.

Mr. Bossong stated security cameras will be installed and monitored at the facility.

Mrs. Gail O'Neill, 26 Heights Road asked if the existing garage has showers for the workers?

Mr. Mondello stated no showers are needed.

Mrs. O'Neill asked what is the volume of water?

Mr. Mondello stated now it is 375 gallons per minute, proposed is 730 gallons per minute.

Mrs. O'Neill asked where is this water coming from?

Mr. Mondello stated it is coming from well #11.

Mr. Chris Vanderleeuw, 7 Ethel Avenue asked, I have a water well easement, if I win in court,

can another well go there?

Mr. Calli stated this is irrelevant.

Mr. Vanderleeuw asked what is the maximum capacity?

Mr. Mondello stated 755 gallons per minute.

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Mr. Bossong stated where and how the water is treated is regulated by the DEP.

Mr. David Battaglia, Van Cleef Engineering asked what about landscaping?

Mr. Mondello stated no landscaping is proposed and no trees are being removed.

Board Member Agugliaro asked if the grass area is still Veolia's property?

Mr. Bossong stated it is being transferred to the Borough.

Mr. Valli asked for comments from the public.

Mayor Wilczynski stated if there's any opportunity to add more landscaping coverage for the residents, we'd like that.

Chairman Sirico stated I'd like to see some landscaping.

Mr. Bossong stated we will work with the Board Engineer once the water treatment plant is removed.

Mr. Bossong gave his closing statement.

Chairman Sirico asked where the generator is located from the property line and how far is it from the culdesac on Allen?

Mr. Bossong stated we can stipulate it will meet the noise requirements.

Board Member Agugliaro asked when doing the monthly testing, will you follow the air quality regulations?

Mr. Bossong stated yes.

Board Member Agugliaro stated there has been good communication with Veolia.

A motion was made by Board Member Warzala, seconded by Vice Chairwoman Bergen.  
Roll Call: Vice Chairwoman Bergen– aye, Board Member Warzala – aye, Board Member Agugliaro – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Conte – aye. Mayor Wilczynski is recused from this application.

**OPEN TO THE PUBLIC FOR COMMENT**

Mrs. O'Neill stated Chris Vanderleeuw is litigating with Veolia on the proposed station on Ethel Avenue. This pump station on New Street can hold up to 700 gallons per minute. If the station cannot be installed on Ethel Avenue, what will happen? I'll leave you with this.

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**ADJOURNMENT:**

On a motion by Vice Chairwoman Bergen, second by Alternate Conte, with all members present voting in favor, the meeting was adjourned at 9:00 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo  
Land Use Administrator