

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 February 12, 2025. The meeting was called to order at 7:20 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 (on zoom)
Board Member Dalo
Chairman Sirico
Board Member Butler

ABSENT:

Board Member Warzala
Board Member Agugliaro
Mayor Wilczynski
Alternate Conte

The following individuals were also present:

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

APPROVAL OF MINUTES

Motion by Board Member Putrino, seconded by Board Member Butler, that the Minutes of the January 15, 2025 Land Use Board Special 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.

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RESOLUTION

Application File No: LUB 2024-18
Resolution No.,: 2025-01
Applicant: Calvary Lutheran Church
Address: 165 W. Crescent Avenue, Allendale, NJ 07401
Block: 910 Lots: 2, 17.01, 17.02
Application: Modification to original resolution

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

Applicant File No.: 2024-16
Resolution No.: 2025-02
Applicant: Daniel & Clare Clark
Address: 95 Midwood Avenue, Allendale, NJ 07401
Block: 2008 Lot: 2
Application: New front porch and second floor addition. Pursuant to 270-37(A)2, 270-64C(2) and 270-63(3)

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 Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

Applicant File No.: 2024-13
Resolution No.: 2025-03
Applicant: Louis Clements
Address: 65 New Street, Allendale, NJ 07401
Block: 2204 Lot: 17
Application: Proposed second story addition on existing dwelling – front yard setback. Pursuant to 270-22, 270-57B & 270-37A(4)

A motion to adopt the resolution was made by Board Member Butler, seconded by Board Member Dalo. Roll Call: Vice Chairwoman Bergen– aye, Board Member Putrino – 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

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Mr. Snieckus stated a draft was submitted on January 14, 2025 – Amended Land Use Plan of the Master Plan. He stated we went through the various sections at our last meeting. He asked if the Board has any questions.

Chairman Sirico asked if Tyler has any questions from Council. Tyler stated they are discussing it.

Chairman Sirico stated possibly at one of our work sessions, in April possibly, this can be dedicated and also have a public hearing.

Mr. Snieckus stated we are on time with all of the deadlines. The Mayor & Council needs to endorse this.

Chairman Sirico asked for questions from the Board.

Councilman Tyler Yaccarino left the zoom meeting at 7:45 pm.

Application File No.: 2024-15

Applicant: Brett Benowitz & Sandy Jabado

Address: 43 Colonial Drive, Allendale, NJ 07401

Block: 1206 Lot: 14

Application: Addition and covered patio. Pursuant to 270-64A(2) and 270-37A(2)

(continued from the public hearing of January 15, 2025)

Chairman Sirico stated this application has been **withdrawn**.

Applicant 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 November 13, 2024)

Ms. Marino and Mrs. Houser, Engineer were previously sworn in.

Mr. Houser stated this is an addition to a single family home. The property is in the A zone. The revisions are dated January 13, 2025. We have eliminated the deck and patio from the rear yard per the DEP's request. The deck has a small landing and steps now. The garage is pushed closer to the street now, away from the Ramsey Brook. The floor area of the second story addition has been reduced by 1.9%. HVAC are still on the side of the house. The generator is on the front corner. The FHA application with DEP is still under review. The FAR is reduced and the rear yard variance is reduced to 32.9 feet.

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Chairman Sirico asked for questions from the Board.

Board Member Dalo asked is the generator in the front yard an issue?

Mr. Vreeland stated it could be.

Board Member Putrino if this is a flood issue, they require it's elevated.

Mr. Houser stated FEMA elevation plus 2 feet – the generator and AC will be elevated approximately by 1 foot.

Vice Chairwoman Bergen asked why not put the generator on the north side?

Mr. Houser stated due to the location of the gas line. We looked at several options and this area can be landscaped.

Mr. Houser stated this would cause a variance.

Mr. Houser stated it could be on the side yard.

Board Member Dalo stated the generator and the AC can go in the alcove between the kitchen and the den window, it appears they could all fit.

Chairman Sirico asked if elevated high, could it go behind the garage?

Mr. Houser stated if it is mounted very high, a ladder is needed. The AC units are at grade. The generator is about one foot elevated.

Mr. Calli stated you can show the Board how it will be screened at the next meeting.

Ms. Marino asked where would you like to see it?

Mr. Vreeland stated maybe behind the parlor, align with the stairs. The location should be noted on the architectural plan.

Mr. Houser stated we agree to move the generator from the front yard.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Hearing none, it was brought back to the Board.

John Musinski, Architect, stated we revised the plans, reduced the GBA area of the house. The second floor has been reduced in the rear. The garage has been reduced. The living space, mudroom, two car garage and bonus room have been reduced. We are allowed 25% maximum coverage, we were at 38% - 36.1% now. The bonus room is above the garage. The back of the

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garage variance has been reduced.

Exhibit A2-Z1 revised January 10, 2025 colored

Exhibit A3-revised January 10, 2025 plans

Chairman Sirico asked the existing home is 27 feet at the front, what is the height from the lowest point of grade to the peak at the rear of the home?

Mr. Houser stated the ridge point is 300.2, lowest grade is 260.0. the building height is 34.9 feet proposed, lowest grade is 265.3.

Board Member Butler asked is the bonus room habitable space?

Mr. Musinski stated yes.

Mr. Houser stated basements don't count towards FAR.

Ms. Marino stated there are no closets or storage in the house.

Chairman Sirico stated we look at each application on it's own merit.

Thomas Ricci, Planner, Stonefield Engineering, 92 Park Avenue, Rutherford was sworn in and his credentials accepted by Mr. Calli.

Mr. Ricci stated he reviewed the minutes, listened to the recording and visited the site. This is a old home built in 1916. It has a small garage and is not usable. The Ramsey Brook is in the rear. The goal is to build a new garage and move it away from the brook. This is all beneficial - the FAR variance, the use is not intensified. The minimum required lot area is 20,000 square foot, the lot is undersized. In the area 2,000 GFA to 4,000 GFA. We are compliant with the height and impervious coverage. The side and rear variances have been explained. There is a hardship with the property. Nobody lives on the left side and the stream is in the rear. We are no impacting anyone. The benefits outweigh the detriment. This is a better planning alternative. The site can accommodate the proposal.

Chairman Sirico asked for questions from the Board.

Board Member Putrino asked this is a flag lot, what's your opinion about the AC location?

Mr. Ricci stated there's an easement at the driveway also.

Mr. Vreeland stated I don't know who's it is.

Mr. Butler asked are the hardships that the lot is environmentally sensitive and the lot size?

Mr. Ricci stated yes.

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Mr. Houser stated the 15 foot easement is 1,800 square feet of the lot. The property line is in the middle of the stream – 1,500 square feet, 8,000 square feet of useable space.

Mr. Vreeland stated the question is the FAR - can the site accommodate it and is it suitable, they exceed impervious coverage. FAR – can the site accommodate this? That’s the real question.

Mr. Houser stated we have not done a soil test yet, there is modest coverage increase.

Board Member Putrino asked are there trees to be removed?

Ms. Marino stated yes, one in the rear.

Board Member Putrino asked will there be a fence and landscaping in the easement area?

Mr. Houser stated no.

Mr. Vreeland stated I don’t disagree with the professionals. The existing garage is in the flood way. Moving that is a benefit to the public. This is a unique application.

Chairman Sirico asked for questions from the public.

Seeing none, it was brought back to the Board.

Board Member Putrino stated we take into consideration how it impacts the neighbors. There’s enough property around you that’s there’s a buffer. It’s a peculiar application.

Board Member Butler stated we need to do something with the garage. This is a lot of space to be adding.

Board Member Putrino we urge at least a 2 car garage. The cars are larger these days.

Board Member Dalo stated this is a lovely plan, I am struggling with the total square footage. There’s a lot of space being asked for here.

Ms. Marino stated we both work from home, we use this space as offices. Functionality is not described in the plans.

Mr. Musinski stated there is 3,300 of habitable space without the basement.

Board Member Dalo stated this is a lot of house for an 11,000 square foot lot.

Vice Chairwoman Bergen stated it’s a tough one. I appreciate the Planner’s testimony. The site will be better with a two car garage. I appreciate that you reduced the size of the proposal.

Mr. Houser stated every application is unique.

Vice Chairwoman Bergen asked did you ever look into adding on the side instead of the back?

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Mr. Houser stated we would not have the ability of the garage.

Chairman Sirico asked why not pull it forward?

Mr. Houser stated this will block the windows and change the character of the house.

Ms. Marino stated the driveway has a slope.

Mr. Musinski stated most of the house will remain as is. None of the rooms are oversized.

Chairman Sirico stated I am satisfied with the testimony. You already made modifications there's nobody in the audience.

Board Member Putrino stated I agree, I am satisfied.

Ms. Marino stated we will bring the generator location to the March 19th, 2025 meeting.

The Board agreed to carry this application to the **March 19th, 2025 meeting.**

Application File No.: 2024-04

Applicant: Allendale Rehabilitation & Healthcare

Address: 85 Harreton Road, Allendale, NJ 07401

Block: 601 Lot: 7

Application: Construct an 8,541 square foot addition to a non-conforming assisted living and skilled nursing home.

(continued from the public hearing of December 18, 2024)

Chairman Sirico stated this application is being carried to a future date. The applicant will re-notice.

OPEN TO THE PUBLIC FOR COMMENT

ADJOURNMENT:

On a motion by Board Member Putrino, second by Board Member Dalo, with all members present voting in favor, the meeting was adjourned at 9:32 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator