

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 December 18, 2024. The meeting was called to order at 7:33 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 Putrino
Board Member Agugliaro
Board Member Dalo
 Chairman Sirico
 Alternate Butler
 Alternate Conte

ABSENT:

Mayor Wilczynski
Councilman Daloisio

The following individuals were also present:

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

PUBLIC HEARING

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 meeting of September 30, 2024)

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Mr. Rubin stated we were here on April 17th, 2024 and September 30, 2024, two witnesses were presented so far and Mr. Jefferis, the Engineer. A one story addition is proposed and parking reconfiguration. Discussions have been about the trash and security, the entrance at Harreton Road, securing the trash enclosure and gate and where to locate trash enclosure. We have submitted revised plans. Mr. Jefferis will describe the changes.

Mr. Jefferis stated we discussed the relocation of the trash enclosure. There was some discussion about this shown in Exhibit A2, dated August 13, 2024 that was submitted to the Board on December 6, 2024. We looked at relocating the trash enclosure to the parking lot, shown on plan dated December 5, 2024. It is shown in red on the drawing. There's not much room for screening around it in this location. On the southern side there is room for screening but there will be odor. The revised location is 80 feet off the property line as opposed to 40 feet. We'd like to hear from the Board on this.

Chairman Sirico stated we'd like to see "screening" if the Board would give up some parking spaces. How many spaces are needed if you "screen?"

Mr. Jefferis stated we'd need 6 spaces to provide screening from the residences.

Mr. Vreeland asked is this the employee parking area?

Vice Chairwoman Bergen stated moving trash in the island area, will there be a loss in parking spaces?

Mr. Jefferis stated no.

Mr. Rubin stated the variance helps the neighbors.

Board Member Putrino asked what is the distance from edge to edge of the property line?

Mr. Jefferis stated approximately 82 feet.

Board Member Putrino asked to relocate to the original location in the parking area, what is that measurement?

Mr. Jefferis stated that is 38 feet.

Board Member Dalo asked the new enclosure is at 82 feet into the parking area, what is the need to eliminate parking spaces? You can buffer there anyway.

Mr. Jefferis stated there is a canopy and foliage already there. We could keep the existing vegetation and add to it.

Mr. Rubin stated supplemental planting would be an additional buffer.

Mr. Jefferis stated this view would be to the top, so we would plant taller vegetation.

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Mr. Rubin stated I was there Saturday, there's a row of evergreens that screen the pool. In the winter you can see through.

Chairman Sirico stated possibly you could put two parallel spaces there.

Mr. Jefferis stated the other thoughts are on Harreton Road – chain link sliding gate with access control. This would prevent deliveries coming in. The trash area adjacent to the kitchen, extend a 6 foot high fence to prevent view from that area. This is shown on the December 5, 2024 exhibits.

Board Member Agugliaro asked if the existing fence that is there is 4 feet high?

Mr. Jefferis stated yes, it is 4 feet high.

Chairman Sirico stated I like the sliding fence idea.

Board Member Agugliaro stated I'd like to see a SOS Fire Department box there. We have it at other complexes, in addition to a knox box. He asked if the sliding gate would be connected to a generator?

Mr. Rubin stated yes

Mr. Tom Kilcourse, Executive VP for Marquis asked if this would be hooked to the fire alarm system?

Board Member Agugliaro stated that's even better. He asked if the fence could be higher than 4 feet?

Mr. Rubin stated when I went on Google – 85 Harreton Road took me to Route 17.

Board Member Agugliaro stated a higher barrier offers safety to the public.

Mr. Jefferis stated we would like to replace the entire fence.

Mr. Rubin asked if this is an open chain link fence?

Mr. Snieckus stated no, a 6 foot brown vinyl fence. It sits on the property line, stay at the current location, the length of the western property.

Chairman Sirico asked for questions from the Board.
Chairman Sirico asked for questions from the public.

Mr. Jim Briggs, 244 Nottingham Road, Ramsey asked if the trash area is being moved?

Mr. Jefferis stated Area #1 is being relocated to the employee parking area in the south.

Scott Kennel, Traffic Expert, Principal @ McDonough & Rea, Manasquan was sworn in by Mr. **Page 4-LUB Minutes-December 18, 2024**

Calli.

Mr. Kennel stated our office performed a parking study on January 16, 2024 on Route 17, with a recording device. Hourly and daily traffic was recorded over 10 days. 600 vehicles go by every day. 60-70 on the weekdays and 40-50 on weekends. Parking accumulation studies were done on August 23, 2024 and October 23, 2024. 107 vehicles were parked, 170 spaces, between 2:30-3:00 pm. There are 294 beds available at this time. When the expansion is done there will be 316 beds. During the peak weekday hour there were 60-80 vehicles. The parking demand with the additional beds going from 294 beds to 316, maximum parking demand would be 120 vehicles.

Chairman Sirico asked for the dates of the recording.

Mr. Kennel stated July 31, 2023-August 10, 2023.

Mr. Rubin stated the traffic counts were done in July and the parking counts were done in August and October 2023.

Board Member Warzala asked if the traffic cannot go through with the fencing, will it increase at the main entrance?

Mr. Kennel stated possibly a 10% increase.

Board Member Warzala asked if he anticipates a traffic increase with the new construction?

Mr. Kennel stated nothing significant.

Mr. Calli asked can you confirm record/design?

Mr. Kennel stated we reviewed the national data of recommended parking supply. This is all consistent throughout the US.

Mr. Vreeland asked if you did a study on the southern dumpster location?

Mr. Kennel stated the alternate design in the island – this can work and it reduced the impact to the neighbors.

Mr. Snieckus stated there are two design waivers – access and circulation for the driveway.

Mr. Kennel stated this is low volume and low speeds.

Chairman Sirico stated I was concerned with fire truck turning radius, do you have any input?

Mr. Kennel stated none of these improvements would impact this.

Mr. Jefferis stated at the last meeting we discussed with the Fire Chief. He was happy with it. There will be similar movement for the K turn.

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Mr. Jefferis stated at the last meeting we discussed with the Fire Chief. He was happy with it. There will be similar movement for the K turn.

Chairman Sirico stated I'd like to see this contingent on a Fire Department review.

Alternate Butler stated we had discussed lighting.

Mr. Rubin stated adjustments can be made if necessary, one spotlight was removed.

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

Board Member Dalo asked about construction vehicle access.

Mr. Rubin stated they would come through Route 17.

Board Member Dalo stated he'd like to see the fencing provided sooner rather than later.

Mr. Rubin stated the fencing needs to be installed after the winter, the ground is frozen.

Board Member Putrino stated a temporary fence is made for construction sites.

Mr. Rubin stated we don't want a padlock on that gate.

Board Member Agugliaro we are asking to make the fence a priority.

Mr. Rubin stated this will be done asap.

Mr. Paul Grygiel, Planner, 70 Hudson Street, Hoboken was sworn in by Mr. Calli.

Mr. Grygiel stated the property is in the AAA residential zone. It is not permitted in this zone. There is a 7.7% increase in one location, it is on an 11 acre site. It is a single family residential use. A D2 variance is being requested. I believe the site can accommodate the proposed changes. This is a beneficial use. A D bulk variance is needed for FAR. C variance – this is a modest change in change of the pavement. The number of parking spaces and widths – this can be granted under the C2 criteria. This is a long standing use that is being improved. I believe the variances are justified and can be granted.

Chairman Sirico asked for questions from the Board.
Chairman Sirico asked for questions from the public.

Mr. Jim Briggs stated our property is located at Block 5503, Lot 22, project Area 1. The parking spots have increased by 85% or more and light poles by 50%. No negative impact to the neighbors?

Mr. Grygiel stated this is a minor modification, not a substantial negative impact.

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Mr. Snieckus stated I believe the applicant's Planner testified to all the proofs. The lighting can be on timers or motion sensitive.

Mr. Rubin stated we need some security lighting, this can be evaluated and adjusted and be reduced to security lighting along the edge at the residential area and we can limit the spillage. The intensity of the LED lights can be set. We will work with the town to make sure it's done right.

Board Member Warzala asked can brown vinyl fence be installed on the other side also?

Mr. Rubin stated the brook is there, DEP needs to approve. Hedges will be planted along the parking spaces to eliminate all headlights.

Board Member Dalo asked about any trees being planted? Have you considered additional trees?

Mr. Rubin stated there are trees already there. We can't plant in the brook.

Mr. Vreeland stated I have nothing to offer at this time.

Mr. Calli stated the meeting is now open to the public for comments.

James Briggs, 244 Nottingham Road, Ramsey was sworn in by Mr. Calli.

Mr Briggs stated our property is in the NW corner in Project #1 area. Trico Partners in Brick, NJ purchased this property in the Fall of 2021. We moved here in the Fall of 1994. The lighting is visible to us today. This is no longer a family owned property. Trico has investors and is looking to make returns for the investors. Lighting and parking are being increased. I suspect a loss in the value of our property. Neighbors are expected to accept these changes. We feel we are being burdened by this. I respectfully ask that you decline this application.

Kathleen Latz, 256 Nottingham Road, Ramsey was sworn in by Mr. Calli.

Exhibit O1-13 photos taken by Kathleen Latz from her backyard looking into Allendale Nursing parking lot and then looking into my and my neighbor's backyard.

Ms. Latz stated I have a fence and there are tall pine trees. The plan says removal of evergreens that are 20 years old and replace with 3 foot evergreens. I have a view of a parking lot. I live there over 20 years. Some of the trees died and the owners replaced them with smaller trees. We put in our own evergreens. The garbage is picked up early in the morning. Tuesday morning the truck came at 6:00 AM. There is no follow-up on this. Employee parking, the picture shows racks, employees hang out on the rocks there, they smoke pot, music is blasting from their cars. They arrive to work at 6AM and the music is loud. Nobody monitors this. There's not enough vegetation and screening here. I respectfully ask that you consider what will happen in the future. This is my major concern.

Mr. Calli stated I have a running list of conditions. It includes time restrictions on garbage collection.

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Ms. Latz asked about the evergreens along the Allendale property – are those tall evergreens being removed? Why are they being removed?

Mr. Jefferis stated the exhibit dated December 5, 2024 shows Lot 24, 4 parking spaces, 20 feet depth, hedges to be planted. We can reduce the spaces to 18 feet and replace the vegetation. There are 36 spaces in this area, we are changing the configuration to add up to 73 spaces.

Board Member Putrino stated the headlights are shining into the residential homes.

Mr. Rubin stated no cars are facing the homes, the vegetation shouldn't be an issue. The 12 spaces will be removed and replaced with landscaping.

Chairman Sirico stated I'd like to see you add a solid fence to the area to prevent the issues with the neighbors.

Mr. Rubin stated I'm not sure if you want to put 2 fences back to back.

Chairman Sirico asked for questions from the public.

Amin Reyes, 264 Nottingham Road, Ramsey was sworn in by Mr. Calli.

Mr. Reyes stated my house is exposed to the employees that park in the lot where there are 8 spaces. The parking situation is increasing by 50%. The employees come in early and leave late at night. There is garbage there, food is thrown in my backyard and the increase in lighting will be seen. In the winter, lights come into my kitchen. Please help us come up with a solution. Thank you for your time.

Chairman Sirico stated the applicant is willing to submit a landscaping plan, would this help?

Mr. Reyes asked what size shrubs?

Mr. Calli stated the Board Engineer and Planner would have the final say to species, quantity and

location.

Chairman Sirico asked do you have a fence?

Mr. Reyes stated yes, but it's 4 feet tall.

Mr. Rubin stated the trees will be 5 - 6 feet tall.

Mr. Snieckus stated I'd increase that to 6 – 8 feet.

Chairman Sirico stated whatever is proposed, it needs to be deer resistant.

Mr. Rubin stated I think we have made every effort to cooperate with the Board and the public. This facility has been operating for a very long time. The market has changed with respect to the

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needs of the facility. They are reducing the amount of beds from 331 to 316. I asked this Board to vote favorably on the application.

Andy Agugliaro advised Mr. Kilcourse at the public safety committee meeting, the Allendale **Exhibit B1**- dated 12/18/24, Volunteer Ambulance calls to Allendale Nursing Home & Assisted Living 2008 – 2024. Board Member Agugliaro stated they went on calls 20 times in 2019, 11 calls in 2020, 63 calls in 2021, and then increased to 169 in 2022, 156 in 2023 and 168 in 2024. We've had discussions about this. I've had conversations with the owner and will reiterate this. Did you look into 24 ambulance service or part time?

Mr. Kilcourse stated 24 hour service is too expensive for us. We did not look into part time.

Board Member Putrino asked what drives the drastic change? What happened?

Mr. Kilcourse stated I can't answer this. We took over in August 2021.

Board Member Putrino stated the garbage issue wasn't addressed and this is a major issue with the Allendale Ambulance Service.

Board Member Agugliaro stated it should be looked into why they are calling the ambulance. He asked did you look into the radio survey?

Mr. Kilcourse stated not yet.

Mr. Kilcourse asked are you OK with the current building now and then the new building?

Board Member Agugliaro stated yes.

Chairman Sirico asked about the employee parking situation by the rocks, what can be done to mitigate this?

Mr. Kilcourse stated he has to go to the owners and state this has to be brought up to the on site Administrators.

Vice Chairwoman Bergen asked if there will be any stipulation for the ambulance situation?

Mr. Kilcourse stated I will find out what the reason is.

Alternate Butler stated this is a volunteer Ambulance Corporation.

Mr. Kilcourse stated I understand.

Board Member Warzala stated there's a big wish list of conditions. I am not comfortable with this. He asked how are you going to enforce these issues?

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Board Member Putrino stated the ambulance issue is a problem – going from 63 to 169 calls.

Alternate Butler stated it's hard to move forward with this.

Board Member Dalo stated outside moving of trash, fencing and the north side removal of parking, privacy screening, the facility and how it's managed.

Mr. Rubin stated we can put conditions in the resolution.

Mr. Calli stated the conditions discussed to date are required. I'll share my notes with you.

Chairman Sirico stated we need clarification. Best efforts need to be shown.

Mr. Calli stated it can't be used if a third party is involved as in the USPS changing an address.

Mr. Rubin stated we can't change the address until the Post Office gives permission.

Chairman Sirico asked how are we going to address the fence situation?

Mr. Rubin stated Mr. Agugliaro to get what's needed for a fence and whether it's solid or see through.

Mr. Rubin asked is this chain link with black slats?

Mr. Snieckus stated I'll search.

Mr. Warzala stated I'm having a problem with no compliance of garbage pick-up, ambulance

calls, and employee's garbage.

Mr. Rubin stated I understand the Board's concerns. The governing body needs to get involved.

Chairman Sirico stated I've been doing this a long time. I share the Board's comments. Three months ago these issues came up but nothing has been resolved. I'd like to delay voting on this until some of these issues are resolved.

Chairman Sirico stated I wasn't aware of the ambulance data. I'm not comfortable voting. The Board and residents need some of these issues resolved.

Mr. Calli stated the ambulance issue is a large issue. Maybe Mr. Kilcourse would like to investigate further.

The Board took a break at 10:23.

They returned at 10:38.

Mr. Snieckus stated that the applicant can install a brown fence, this is available.

Mr. Rubin asked if the Board to carry this application until February 12, 2025 and bring back **Page 10-LUB Minutes-December 18, 2024**

Mr. Kilcourse or someone from Operations.

Mr. Calli stated this application is carried to the meeting of **February 12, 2025**. No further notice is necessary, time is waived for the Board to act.

OPEN TO THE PUBLIC FOR COMMENT

ADJOURNMENT:

On a motion by Board Member Agugliaro, second by Board Member Putrino, with all members present voting in favor, the meeting was adjourned at 11:00 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator