

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 October 15, 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 Warzala
Board Member Putrino
Board Member Dalo
Chairman Sirico
Board Member Butler

ABSENT:

Board Member Agugliaro
Councilman Yaccarino (attended Recreation Comm. Meeting)
Mayor Wilczynski
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 Board Member Warzala, that the Minutes of the September 17, 2025 Land Use Board Meeting be approved. There was no discussion.

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

Page 2-LUB Minutes-October 15, 2025

RESOLUTIONS:

Applicant File No.: 2025-09

Resolution No.: 25-22

Applicant: Keith & Jennifer Boschetti

Address: 414 Canterbury Avenue, Allendale, NJ 07401

Block: 411 Lot: 2

Application: Addition to house and deck expansion. Pursuant to 270-64B(2), 270-63A(3), 270-54D and 270-B.

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

Applicant File No.: 2025-10

Resolution No.: 25-23

Applicant: Dan Raspanti

Address: 101 Arlton Avenue, Allendale, NJ 07401

Block: 506 Lot: 1

Application: Construction of 1 story addition and enlargement of existing deck

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

Applicant File No.: 2024-04

Resolution No.: 2025-24

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.

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

PUBLIC HEARINGS

Application File No.: 2025-12

Applicant: Michael Mahle and Danna Marino

Address: 246 Park Avenue, Allendale, NJ 07401

Block: 2206 Lot: 7

Application: Construction of an attached deck.

Page 3-LUB Minutes-October 15, 2025

The homeowner, Mr. Mahle, was sworn in by Mr. Lawrence Calli, Board Attorney.

Mr. Mahle stated we are not proceeding with our original application. I am here to ask for approval to replace the deck that is not suitable for use. The deck already exists but it will be located closer to the driveway.

Chairman Sirico asked if this will interfere with your previous application?

Mr. Mahle stated we are not moving forward with that.

Mr. Calle advised Mr. Mahle that the prior application is now null and void.

Mr. Mahle understood and agreed.

Mr. Vreeland stated there is a dash line where the existing deck is. The proposal is larger and increases the non-conformities. You can't see it from the street and it will look nicer.

Chairman Sirico stated the property behind you has landscaping.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Seeing none, it was returned to the Board.

Mr. Vreeland stated we have no concerns. No plot plan or soil movement are needed.

Mr. Mahle thanked the Board.

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

Application File No.: 2025-13

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

Mrs. Mary Scro, Architect for the applicant and Mr. James Boyle and Mrs. Dana Boyle were all sworn in by Mr. Lawrence Calli, Board Attorney.

Mrs. Scro stated this is a revised application from 2022. It was approved and now we are here for something smaller.

Mr. Vreeland stated I didn't do a new report for this.

Page 4-LUB Minutes-October 15, 2025

Mrs. Scro stated previously we were here for a side yard setback, now it is a rear yard setback. The house is on an irregularly shaped lot. The lot is slightly undersized. We propose a guest suite, family room and deck. On the second floor we plan to expand the primary suite and add a fourth bedroom. Previously we were approved for an 1,122 square foot addition, now we are asking for 604 square feet.

The backyard of the house is the golf course. The house is in keeping with the surrounding area. This makes sense for the community, you can't see it from the front.

Chairman Sirico asked there is work being done over the garage side. What is over the living room?

Mrs. Scro stated a dormer.

Mr. Vreeland stated this is less impactful than the previous proposal. He asked will the addition and house look similar to the renderings?

Mrs. Scro stated yes.

Mr. Vreeland asked will there be any landscaping done?

Mr. Boyle stated we will add to the back.

Mr. Vreeland asked will there be any outdoor lighting?

Mrs. Scro stated at the exterior doors.

Mr. Vreeland asked will you address the downspouts?

Mrs. Scro stated yes.

Chairman Sirico stated SK12 – he asked about the height of the chimney.

Mrs. Scro stated she will check. The second fireplace will probably be gas.

Board Member Butler SK2-asked if you will be any closer to any of the houses?

Mrs. Scro stated no.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Mr. Tom Fritz, 420 Canterbury Drive, Ramsey stated I was here last month and wanted to say this will beautify the neighborhood. Nothing conforms in this area but everything works. This property is the largest in the neighborhood but they need the room.

Page 5-LUB Minutes-October 15, 2025

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

OPEN TO THE PUBLIC FOR COMMENT

Chairman Sirico stated I went to the meeting last night about Guardian Angel Church and listened. There's a meeting tomorrow night that starts at 6:00 PM and lasts about 2 hours.

ADJOURNMENT:

On a motion by Board Member Dalo, second by Board Member Bergen, with all members present voting in favor, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator