

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 23, 2025. The meeting was called to order at 7:07 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:

Board Member Warzala
Board Member Putrino (zoom)
Councilman Yaccarino (zoom)
Board Member Dalo
Chairman Sirico
Mayor Wilczynski
Board Member Butler
Alternate Conte

ABSENT:

Vice Chairwoman Bergen
Board Member Agugliaro

The following individuals were also present:
Board Attorney, Lawrence Calli, Esq.(zoom)
Borough Engineer, Michael Vreeland
Land Use Administrator, Linda Garofalo

PUBLIC HEARINGS

Applicant File No.: 2025-07
Applicant: Joseph & Jennifer Kim
Address: 124 Elbrook Drive, Allendale, NJ 07401
Block: 101 Lot: 11
Application: Renovation and addition to an existing single-family residence. Pursuant to 270-54B and 270-64B(2)
(continued from the public hearing of April 21, 2025)

Page 2-LUB Minutes-April 23, 2025

Mrs. Mary Scro stated Exhibit A2 is an updated drawing, based on the Board's comments on April 21, 2025.

Mrs. Scro stated we will leave the tree, if possible. The existing landscaping is shown on these plans also.

Ms. Kim stated Mr. Dalo stated the building will look too tall. We are thinking to add more trees to the right side, one evergreen is too close to the house and will be removed.

Board Member Dalo stated this drawing is helping. This is a home on an existing foundation. I'd still ask you to consider bringing the porch into the foyer.

Mrs. Scro stated this is a story and a half. We dropped the gutter line. If we do this, everything will need to move to the back. The deck and foundation will remain.

Chairman Sirico asked for questions from the Board.

Board Member Butler stated I did not see any houses that are similar when I drove by yesterday. It's close to the street and looks out of place.

Mrs. Scro stated there are two homes that are similar on the opposite side of the street.

Board Member Butler stated this is not just a roof or stoop, it's the entire structure.

Mayor Wilczynski asked if there is any other material that can be used to make it look less solid?

Mrs. Scro stated we opened it up and added railings and narrowed the width. It went from 4 feet to 2 ½ feet, we reduced the mass.

Board Member Putrino stated thanks for the quick revision. I understand 25% of the front is reduced, the gutter line is lowered but it can't be brought inside. We didn't want to create a worse situation for the homeowner. It won't be as park like if you cut down the tree in the rear. Is it possible to use columns instead of the closed front entry area? The appearance would be more open.

Mrs. Scro stated I will talk with Ms. Kim about it. We can put columns in and drop the brick to the height of the landing. The sides will be a column and a railing. Brick would be as high as the landing.

Board Member Putrino stated I think that would help.

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

Chairman Sirico stated we talked on Monday and there were some items missing – water issues and the Engineer will be provided with the storm water calculations.

Page 3-LUB Minutes-April 23, 2025

Mr. Vreeland stated this is part of the soil moving process.

Board Member Dalo stated thank you, can you potentially eliminate a step?

Mrs. Scro stated the Civil Engineer will work on this and we will consider this. This will be a civil engineering review.

Chairman Sirico stated we will vote as is, with conditions based on tonight's testimony.

Mr. Calli stated to clarify for the record, you will make changes before the Resolution is adopted and the Board will see this before the next meeting.

A motion was made by Board Member Butler, seconded by Board Member Putrino. Roll Call: Board Member Warzala – aye, Board Member Putrino – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye.

Applicant File No.: 2025-03

Applicant: Bilmar Properties

Address: 240 W. Crescent Avenue, Allendale, NJ 07401

Block: 1005 Lot: 2

Application: Construction of an addition to the existing building. Side yard setback.

Mr. Harold Cooke, Esquire, representing the applicant, stated we are here tonight for a front yard setback variance. The Lot number is 1.

Mark Borst, Managing Partner, 240-260 W. Crescent Avenue, Allendale was sworn in by Mr. Calli.

Mr. Cook stated 50 feet side yard setback is required, 47.38 feet was already built.

Mr. Borst stated I apologize. We purchased 260 and renovated it. 240 was purchased in 2009 and we wanted to put an 8,000 addition on the building. Our property line on the plans was incorrect. In 2017 we drew plans for an addition and we realized our plans were wrong. This was a mistake and it is now non-conforming. The As Built shows the issue.

Mr. Cook stated the parking still works. The site plans submitted shows parking stops which will be installed, if approved.

Mr. Vreeland stated he was looking for a CO and we looked at the As Built and Mark Borst stated I have a problem. I don't think the building poses a problem. One issue is that the buffer

strip was going to provide a buffer. I've been out there a number of times. The public goes back there. Ample space needs to be provided for emergency egress.

Page 4-LUB Minutes-April 23, 2025

Chairman Sirico asked what are the side of the building dimensions and the bumper?

Mr. Vreeland stated there's not 4 feet.

Chairman Sirico stated in the photo there's a white vehicle – bumper stop – can a sidewalk be installed instead?

Mr. Vreeland stated I would suggest a bollard.

Chairman Sirico stated there is no parking on that side.

Mr. Borst stated that side is used by a baseball company that comes in at 4:00. We can stripe with yellow and make it no parking. We will do whatever is needed.

Mr. Vreeland stated our preference would be bollards.

Mr. Borst asked the dimensions. We can work with the Construction Official.

Mr. Vreeland stated in his memo items 4.1, 4.2 and 4.3 the back of the parking lot is employee parking in the corner should be no parking. This needs to be striped. Stalls at front corner need to be eliminated. We need this accomplished. Item 4.5 on the south side, this area doesn't need to be striped. Item 4.6 an updated As Built is required when complete.

Chairman Sirico asked for questions from the Board.

Board Member Putrino asked Mr. Vreeland about the bumpers – when reviewed with the Fire Official, some of them can be removeable – was this considered for easier access?

Mr. Vreeland stated that's a good consideration if the Fire and Construction Official agree.

Chairman Sirico stated I agree with you.

Mr. Vreeland stated one was considered at The Vale.

Mr. Vreeland stated I will work with the applicant on this.

Board Member Putrino stated they usually come with a key and are put in a knox box.

Mr. Borst stated I don't think the bollards would obstruct.

Chairman Sirico asked for questions from the Board.

Mr. Borst stated, again I want to apologize.

Board Member Putrino stated this is an unfortunate situation.

Mr. Calli stated all conditions of prior approval will be carried forward.

Page 5-LUB Minutes-April 23, 2025

Mr. Cook agreed.

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

A motion was made by Board Member Warzala – aye, seconded by Board Member Butler. Roll Call: Board Member Warzala – aye, Board Member Putrino – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye, Alternate Conte – aye.

Applicant File No.: 2025-04

Applicant: 20 Cambridge, LLC

Address: 20 Cambridge Drive, Allendale, NJ 07401

Block: 2201 Lot: 19

Application: Second story addition to existing residence. Side yard setback pursuant to 270-64(B)(2)

Mr. Michael Lubin, Esquire, Oradell, representing the applicant, stated the property is a one family home in the AA zone. Presently it is fully conforming. The proposal is to add a second story addition with the same footprint. Due to the increase in the FAR there is an increase in the side yard – Section 270-64(B)(2). Due to the addition the gross GBA is increased. 10.4 deficiency in the side yard setback. The application is for a C2 variance.

Mr. Chris Blake, Architect, 150 Engle Street, Englewood was sworn in by Mr. Calli.

Mr. Blake stated the property is 33,400 square feet. The existing building area is increasing. The house is in disrepair. It has a 2 car garage, 4 bedrooms, a living room, breakfast area, living room, kitchen, laundry room and a front porch. The bedrooms are modest, we propose 4 bedrooms upstairs, 4 baths and a laundry room. Drawings A1 and X1A2-A7, second floor stepped back the side of the house and will not go close to the neighbor. This is a more contemporary house. The front door is low. It fits in with the neighborhood.

Mr. Vreeland stated we issued a memo, on the cover sheet, the setback and the calculations are there. I think there's a typo. The rear yard setback, patio with roof, distance on the plan to the property line? It meets the setback. We think it's 78 feet. Item #3 - testimony on the finishes.

Mr. Blake stated it will be cement, hardy plank, white millwork, white and cream in color. It is

consistent with the homes in the neighborhood. Item 4.4 – exterior lighting and mechanical equipment.

Mr. Blake stated nice lighting in the setbacks, no variances, landscape lights and a lamp post. No flood lights to be used.

Mr. Vreeland asked if any trees will be removed and what landscaping will be done?

Mr. Blake stated the client always makes the homes beautiful and will upgrade.

Page 6-LUB Minutes-April 23, 2025

Mr. Blake stated no trees planned to be removed.

Mr. Lubin stated lighting and landscaping plan will be provided.

Mr. Vreeland stated Item 4.6 states the utility connection needs to be investigated and the sewer lateral and water service is to be upgraded.

Mr. Blake agreed.

Mr. Vreeland stated if approved, a soil movement plot plan needs to be prepared and an As Built is required prior to a CO being issued.

Mr. Vreeland stated that Soil Moving and a Plot Plan is a prior approval.

Chairman Sirico asked for questions from the Board.

Board Member Putrino asked if there are changes to the driveway proposed. The south side of the home, why are there 2 curb cuts? Can you eliminate the northerly curb cut?

Mr. Blake stated my client can answer this.

Board Member Putrino stated most homes in town don't have this. Is this second curb cut necessary?

Mr. Lubin stated the client agreed to eliminate.

Board Member Putrino asked if the structure is passed the stream encroachment? What does the line represent?

Mr. Blake stated it is the top of the brook. The current deck has been there for a while.

Board Member Putrino stated the stream encroachment has changed. Is this line updated? The survey is outdated.

Mr. Lubin stated the survey was done in 1989. We are only building up, not out.

Chairman Sirico stated I'd like to see an updated survey.

Mr. Vreeland stated I asked Linda for a survey which is updated. The stream encroachment line is there and it matches the plans.

Mr. Lubin stated a new survey with dimensions and approval would be dependent on the DEP.

Mr. Vreeland stated flood protection codes may be triggered. We recommend this information be provided. Mr. Lubin asked would this be on a new survey?

Mr. Lubin asked would this be on a new survey?

Page 7-LUB Minutes-April 23, 2025

Mr. Lubin asked would this be on a new survey?

Mr. Vreeland stated this would be on a topographic and boundary survey.

Mr. Lubin asked would that provide all the necessary information that you would require?

Mr. Calli stated you're looking to see this prior to commencement of any site work or construction permits being issued and be a condition of approval.

Chairman Sirico asked if the Board is comfortable with moving forward?

Board Member Putrino stated I am not.

Mr. Blake stated we intend to comply with all the officials.

Board Member Dalo stated I agree with Board Member Putrino, we need a site plan to review this.

Mr. Calli stated for a one family home, a site plan is not required.

Mr. Lubin asked if the Board is not comfortable with this, can we carry to another date and provide additional information at that time.

Chairman Sirico stated I'd like to carry this.

Mr. Calli stated I think we should carry this.

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

Chairman Sirico stated this application is carried to the public hearing of **June 18, 2025**.

Applicant File No.: 2025-05

Applicant: Rick Goldberg & Lauren Paterno

Address: 118 Green Way, Allendale, NJ 07401

Block: 801 Lot: 39

Application: Addition and renovation to single family home. Side yard setback 270-64A(2)

Mrs. Mary Scro, Architect and Lauren Paterno, were sworn in by Mr. Calli.

Mrs. Scro stated in June of 2023, we were here for a variance for first floor addition and deck. We are going straight back, this project was put on hold. They now need more space. A second floor addition is proposed on the opposite side of the house. We are here to allow for a side yard setback variance. Four bedrooms, a new suite and 2 home offices are proposed on the second floor. SK1 is in the AAA zone. We have an undersized lot.

Page 8-LUB Minutes-April 23, 2025

Exhibit A1-amended drawing.

The left side is non-conforming. We plan to extend one room. The second floor addition is over the garage and is conforming. This is in keeping with the neighborhood. New hardy board and new windows will be updated.

Mr. Vreeland's memo, Item 4.1 discussed, entire building will be updated. Exterior lighting to be added to the addition. Mechanical equipment will remain where it is. Landscaping – minimal impact, no trees to be removed. Utility connections will be discussed. Soil moving and plot plan will be submitted as required. Seepage pits will be installed if needed.

Mr. Vreeland stated he visited the property. Nothing is out of character for the neighborhood. The pool equipment needs to be screened from the neighbors.

Chairman Sirico asked for questions from the Board.

Mrs. Scro stated soil moving and storm water management will be complied with.

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

A motion was made by Councilman Yaccarino, seconded by Board Member Putrino. Roll Call: Board Member Warzala – aye, Board Member Putrino – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye, Alternate Conte – aye.

OPEN TO THE PUBLIC FOR COMMENT

Mayor Wilczynski stated Fair Share Housing updates to be discussed on May 12, 2025.

Councilman Yaccarino stated the Concession stand at the lake is running as scheduled and will be open for the start of the season.

Chairman Sirico stated there are two meetings next month on May 12th and May 14th, 2025.

ADJOURNMENT:

On a motion by Mayor Wilczynski, second by Councilman Yaccarino, with all members present voting in favor, the meeting was adjourned at 9:17 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator