

**Land Use Board of the Borough of Allendale  
Initial Meeting Minutes  
January 14, 2026**

PRESENT: Vice Chairman Dalo, Board Member Warzala, Board Member Putrino, Councilman Yaccarino (called in), Chairman Sirico, Board Member Butler, Alternate Johnson

ABSENT: Board Member Agugliaro. Board Member Conte, Mayor Wilczynski, Alternate Ensenat

ALSO PRESENT: Angelique Koutsavlis, Esq.  
Board Engineer Michael Vreeland  
Land Use Administrator, Linda Garofalo

The Initial Meeting of the Allendale Land Use Board was called to order at 7:05 pm by Chairman Sirico who read the Open Public Meetings Act statement and stated the requirements had been satisfied.

Chairman Sirico led those present in a salute to the flag.

***OATHS OF OFFICE: To be done at the February 11, 2026 Meeting***

Class IV- John Dalo, (term expiring December 31, 2029)  
Class II – Andrew Agugliaro, (term expiring December 31, 2026)  
Class III - Tyler Yaccarino (term expiring December 31, 2026)  
Class IV - Michael Sirico (term expiring December 31, 2029)  
Class IV - Gregg Butler (term expiring December 31, 2028)  
Alternate 1 –Ryan Ensenat (term expiring December 31, 2026)  
Alternate 2 –Chas Johnson (term expiring December 31, 2027)

***ROLL CALL:***

Chairman Sirico asked for a Roll Call of the Land Use Board with the following members present:

Vice Chairman Dalo - aye                      Councilman Yaccarino – aye      Alternate Johnson - aye  
Board Member Warzala – aye Chairman Sirico - aye  
Board Member Putrino – aye              Board Member Butler - aye

***ORDER OF VOTING/ELECTION OF OFFICERS:***

**Resolution LUB 26-01/Order of Voting**

Motion by Board Member Putrino, second by Alternate Johnson, that Resolution No. LUB 26-01 be approved.

On a roll call, the vote on Resolution No. LUB 26-01 was recorded as follows:

Vice Chairman Dalo - aye                      Councilman Yaccarino – aye                      Alternate Johnson - aye  
Board Member Warzala – aye Chairman Sirico – aye  
Board Member Putrino – aye              Board Member Butler - aye

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**Resolution LUB 26-02/Resoltion 26-03/Resolution 26-04 Election of Land Use Board Chairman, Vice Chairman & Secretary**

Motion by Councilman Yaccarino, second by Board Member Putrino to nominate Michael Sirico as Chairman, John Dalo as Vice Chairman and Gregg Butler as Secretary for the LUB for 2026. There were no other nominations. Resolutions No. LUB 26-02, 26-03 and 26-04 were approved.

On a roll call, the vote on Resolution No. LUB 26-02, 26-03, 26-04 were recorded as follows:  
Vice Chairman Dalo - aye                      Councilman Yaccarino – aye      Alternate Johnson – aye  
Board Member Warzala – aye Chairman Sirico – aye  
Board Member Putrino – aye              Board Member Butler - aye

Chairman Sirico stated that the next order of business pertained to the appointment of professionals to serve the board. The first position to be discussed was the Land Use Board Legal Counsel.

**Resolution LUB 26-05/Appointment of Land Use Board Legal Counsel**

Motion by Board Member Putrino, second by Board Member Butler, was made to appoint Lawrence Calli, Esq., as Land Use Board Legal Counsel for the year 2026. Resolution LUB 26-05 was approved.

On a roll call, the vote on Resolution No. LUB 25-05 was recorded as follows:  
Vice Chairman Dalo - aye                      Councilman Yaccarino – aye      Alternate Johnson – aye  
Board Member Warzala – aye Chairman Sirico – aye  
Board Member Putrino – aye              Board Member Butler - aye

**Resolution LUB 26-06/Appointment of Land Use Board Engineer**

Motion by Board Member Putrino, second by Board Member Warzala, to appoint Michael Vreeland, VanCleeef Engineering Associates, LLC as the Land Use Board Engineer. Resolution LUB 26-06 was approved.

On a roll call, the vote on Resolution No. LUB 26-06 was recorded as follows:  
Vice Chairman Dalo - aye                      Councilman Yaccarino – aye      Alternate Johnson – aye  
Board Member Warzala – aye Chairman Sirico – aye  
Board Member Putrino – aye              Board Member Butler - aye

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**Resolution LUB 26-07/Appointment of Land Use Planner**

Motion by Board Member Putrino, second by Vice Chairman Dalo, to appoint Ed Snieckus, Burgis Associates as the Land Use Board Planner. Resolution LUB 26-07 was approved.

On a roll call, the vote on Resolution No. LUB 26-07 was recorded as follows:

Vice Chairman Dalo - aye                      Councilman Yaccarino – aye      Alternate Johnson – aye  
Board Member Warzala – aye Chairman Sirico – aye  
Board Member Putrino – aye              Board Member Butler - aye

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**Resolution LUB 26-08/Time and Place of Land Use Board Meetings for 2026**

Motion by Board Member Putrino, second by Board Member Warzala, to set the time and place of meetings for 2026. Resolution LUB 26-08 was approved.

On a roll call, the vote on Resolution No. LUB 26-08 was recorded as follows:

Vice Chairman Dalo - aye                      Councilman Yaccarino – aye      Alternate Johnson – aye  
Board Member Warzala – aye Chairman Sirico – aye  
Board Member Putrino – aye              Board Member Butler - aye

**Resolution LUB 26-09/Adoption of By Laws for the Land Use Board**

Motion by Board Member Putrino, second by Board Member Butler, that Resolution LUB 26-09 be approved.

On a roll call, the vote on Resolution No. LUB 26-09 was recorded as follows:

Vice Chairman Dalo - aye                      Councilman Yaccarino – aye      Alternate Johnson – aye  
Board Member Warzala – aye Chairman Sirico – aye  
Board Member Putrino – aye              Board Member Butler - aye

**Approval of Regular Minutes from the November 12, 2025 Land Use Board Meeting.**

Motion by Board Member Putrino, second by Vice Chairman Dalo that the Minutes be approved.

On a roll call, the vote on the Minutes was recorded as follows:

Vice Chairman Dalo - aye  
Board Member Putrino – aye              Chairman Sirico - aye  
Councilman Yaccarino - aye              Board Member Butler – aye

**RESOLUTION:**

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**Application File #LUB 2025-06**

Resolution #25-27

Applicant: Lisung/Garre Capital Group, LLC

Address: 310 E. Allendale Avenue, Allendale, NJ 07401

Block: 701 Lot: 13

Application: Amendment to Resolution 25-16 authorizing a C2 variance to permit replacement of the wall within the pre-existing right side yard setback.

A motion was made by Board Member Putrino, seconded by Board Member Butler. Roll Call: Vice Chairman Dalo – aye, Board Member Putrino – aye, Chairman Sirico – aye, Board Member Butler – aye.

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Chairman Sirico stated that he wanted to thank Melissa Bergen for her time and input. He is sorry to see her go. Thank you, Melissa, for your time.

**PUBLIC HEARINGS:**

Application File No.: 2026-02

Applicant: Patricia Levine

Address: 321A Franklin Turnpike, Allendale, NJ 07401

Block: 1806 Lot: 8.01

Application: Change of Use

Bruce Whittaker, Esquire, representing the applicant, stated the property is located at 321A Franklin Turnpike. Over the last 4 years it has been used for furniture and home décor sales. People come and see and purchase items there. This is for retail sales and is a small area. There is no change to the area or the parking. I represented the owner for many years. All the other tenants have CO's. This is for a change of use. It is 720 square feet. Our client would like to use it for retail sales. Ms. Levine is the only employee. The hours are 8AM to 9PM during the week. There are a limited amount of people and it is by appointment only. Fedex deliveries come about 1 time a week. This is a permitted use. Mrs. Patricia Levine is here tonight. There's no bathroom facility. She uses the art studio next door or she goes home.

Mr. Vreeland stated there was a zoning application filed. Mr. Hackett, the Zoning Officer, reviewed it and wanted the Board to review it. In 2016 site plan approval was granted.

Mr. Whittaker stated the hours may increase during the holidays to include Sundays, as needed.

Chairman Sirico asked for questions from the Board.

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Mrs. Levine, 11 Mackay Avenue, Waldwick, NJ was sworn in by Ms. Koutsavlis, Esq. Antiques, vintage furniture and crafted décor will be sold here. Some of it is sold on Etsy, Instagram and EBay. Approximately 10-15 customers come in on a Saturday. There are no problems with parking. Nobody has asked to use a bathroom. There is no storage of any flammable material. There are two levels. I am on the upper and there is a landscaper below me.

Board Member Butler asked is the landscaper aware of this change?

Ms. Levine stated I don't know.

Chairman Sirico stated there have been art shows at the school while you had operations going. Were there any problems with parking?

Mrs. Levine stated there have been no problems.

Chairman Sirico stated I know there's ample parking.

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Ms. Levine stated the space has fire sprinklers and many fire extinguishers. There is no running water, heat or AC.

Alternate Johnson asked if you will add heat to the space?

Ms. Levine stated I would consider it, if needed.

Chairman Sirico asked what would the expanded hours be?

Ms. Levine stated whatever is needed.

Mr. Vreeland stated the 2016 approval stated that this was going to be run by the owner and used for storage. It is now being run by a gym. Parking variances – in the 2016 plan there were 42 spaces. I believe there are 47 parking spaces now.

He asked how will the garbage and recycling be addressed?

Mrs. Levine stated I don't have a lot of trash. Usually I take it home and the boxes are recycled.

Mr. Vreeland asked will there be any signage?

Mrs. Levine stated a sandwich board or a conforming building permit will be applied for.

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Board Member Putrino asked how will you handle the ADA requirements? There is no bathroom.

Mr. Whittaker stated if any building is done, we would have to adhere to the ADA requirements. The building is ADA compliant already.

Ms. Koutsavlis stated these issues are handled by the Building Department. The LUB does not have jurisdiction over this.

Mr. Vreeland stated you may have to put in an ADA parking stall.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

A motion was made by Board Member Butler to approve the application, seconded by Board Member Warzala. Roll Call: Vice Chairman Dalo – aye, Board Member Warzala – aye, Board Member Putrino – aye, Councilman Yaccarino – aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Johnson - aye.

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Application File No.: 2025-11

Applicant: Kai & Grace Yee Young

Address: 63 Crescent Bend Allendale, NJ 07401

Block: 1904 Lot: 15

Application: Addition to an existing split level home on second floor, rear family room, rear covered porch and an open-air roof over the front porch. Pursuant to 270-37A(3) and 270-64B(2).

**(application carried from the meeting of November 12, 2025)**

Ms. Koutsavlis stated Mr. and Mrs. Young are still under oath.

Mr. Harry Goldstein, Architect, 4 Regina Road, Monsey, NY was sworn in by Ms. Koutsavlis.

Mrs. Young stated we listened to the Board's comments and concerns and revised the plans. The addition has been reduced from 24 x 20 to 21 x 18. All lights will be downlit and shielded. The corner has been clipped. The home was built on an odd angle.

**Exhibit A2**- Plot plan last revised December 10, 2025.

An Exhibit list was provided to the Board.

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Mr. Tibor Latincics stated the setbacks have been increased. The Board Engineer's letter has been addressed. The roof leaders will go to the seepage pits. Utilities will be investigated.

Mr. Goldstein stated this is a split level home and creates a lot of difficulty. It's a hard house to deal with. The overhangs have been reduced to 12 inches.

Chairman Sirico asked for questions from the Board.

Vice Chairman Dalo stated I see what you did. It appears you did the best you could.

Mr. Vreeland asked on the foundation and architectural plans – can you make sure the window wells stay out of the easement area?

Mr. Latincics stated yes, there's plenty of room there.

Vice Chairman Dalo stated the window wells are not shown on the site plan.

Mr. Latincics stated we will amend the site plan. Also, the AC is moving to the rear.

Chairman Sirico asked for questions from the public.

Chairman Sirico stated thank you for coming back to the Board. The amended plans will be given to the Board and Board Engineer.

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

Application File No.: 2026-01  
Applicant: Caesar Baldi  
Address: 345 E Allendale Avenue, Allendale, NJ 07401  
Block: 702 Lot: 10  
Application: Minor Subdivision

Chairman Sirico stated this application is carried to the meeting of **February 11, 2026**.

Application File No.: 2026-03  
Applicant: Roger Schlicht

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Address: 58 Midwood Avenue, Allendale, NJ 07401

Block: 2005 Lot: 9

Application: Construct a second floor addition on top of existing first floor with new portico. Pursuant to 270-57B, 270-57C, 270-64C2, 270-57D, 270-63A1 and 270-14A.

**(This application will be heard on February 11, 2026, the applicant will re-notice)**

**OPEN TO THE PUBLIC FOR COMMENT**

Chairman Sirico stated since we skipped the Oaths of Office I neglected to introduce the Board to Chas Johnson. He is our new Alternate #2 Board Member. Ryan Ensenat, Alternate #1 will be present at the February LUB meeting.

Councilman Yaccarino stated there is a Council Meeting tomorrow night and we will be discussing the 250<sup>th</sup> Anniversary.

**ADJOURNMENT:**

On a motion by Board Member Putrino, second by Board Member Warzala, with all members present voting in favor, the meeting was adjourned at 8:35 PM.

Respectfully submitted,

**Linda Garofalo**

Linda Garofalo  
Land Use Administrator