

RESOLUTION

LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: March 18, 2026

RESOLUTION: 26-12

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Dalo	✓					
Warzala	✓					
Putrino	A					A
Agugliaro	--					A
Yaccarino	✓					
Conte	A					A
Sirico	✓					
Wilczynski	✓					
Butler	✓	✓				
Ensenat - Alt.#1	✓					
Johnson - Alt. #2	A					A

Carried Defeated Tabled

RESOLUTION 26-12

LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION
CONSISTENCY REVIEW
ORDINANCE Nos. 26-04 and 26-05

WHEREAS, the Borough Council of the Borough of Allendale, County of Bergen and State of New Jersey, has, pursuant to N.J.S.A. 40:55D-26a, referred to the Planning Board for its review and report to the Council, Ordinance Nos. 26-04 and 26-05 (collectively "Ordinances") which was introduced for a First Reading of the Governing Body on February 5, 2026; and

WHEREAS, at its meeting on February 11, 2026, the Planning Board reviewed the Ordinances with its consultant, Edward Snieckus, PP, LLA, ASLA of Burgis Associates ("Borough Planner"), Inc.; and

NOW THEREFORE, the Planning Board makes the following findings with respect to the Ordinance:

1. The Ordinances are intended to amend and supplement Chapters 81 and 275, Land Use of the Code of the Borough of Allendale; and

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2. The Land Use Board has considered this matter at a duly noticed, in-person, public meeting conducted on February 11, 2026; and
3. The Borough Planner provided an overview of the Ordinances, indicating that same were related to ad aligned with negotiated settlements between the Borough of Allendale and Fair Share Housing, relative to the development of affordable housing opportunities within the Borough, and recommended that same, in their current iteration and if adopted, were substantially consistent with the Master Plan.
4. The Board is aware the Municipal Land Use Law (“MLUL”) charges the Board with reviewing and identifying inconsistencies between the proposed / pending land use ordinances and the Master Plan. N.J.S.A. 40:55D-26a; *Willoughby v. Wolfson*, 332 N.J. Super. 223 (2000).
5. Furthermore, the Board is aware the MLUL requires that every zoning ordinance must either be substantially consistent with the Land Use Element, or the Master Plan, or designed to effectuate such plan element.
6. The Board finds that the adoption of Ordinances 26-04 and 26-05 are substantially consistent with the comprehensive goals set forth in the Master Plan.
7. Specifically, the Ordinances are substantially consistent with the comprehensive goals, land use goals, and economic development goals as set forth in the Master Plan, or is designed to effectuate such plan elements, for the reasons expressed on the record as well as the reasons expressed by the Borough Planner.
8. No members of the public appeared in connection with the matter.

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NOW THEREFORE BE IT RESOLVED, based upon the factual and legal evidence, testimony and contentions set forth herein, that the Allendale Land Use Board hereby finds the Ordinances to be substantially consistent with the comprehensive goals, land use goals and economic development goals in the Master Plan, or as designed to effectuate such plan elements for the Borough of Allendale, approving same at its regular meeting of February 11, 2026.

BE IT FURTHER RESOLVED, that the Planning Board Secretary is hereby authorized and directed to transmit a copy of this Resolution to the Mayor and Borough Council. This Resolution shall serve as the report to the Governing Body pursuant to N.J.S.A. 40:55D-26a of the Municipal Land Use Law.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately.

Approved:

ALLENDALE LAND USE BOARD



MICHAEL SIRICIO, Chairman

Attest:



JOHN DALO, Vice Chairman

Adopted: March 18, 2026