

RESOLUTION

LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 11.12.25

RESOLUTION: LUB 2025-13

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

Carried ☐ Defeated ☐ Tabled ☐

LUB 2025-26

LAND USE BOARD OF THE BOROUGH OF ALLENDALE  
RESOLUTION APPROVING  
APPLICATION FOR VARIANCE FOR  
Boyle, James & Dana  
415 Canterbury Drive – Block 410, Lot 3

**WHEREAS**, James Boyle and Dana Boyle (“Applicant”), owner of the Property located at 415 Canterbury Drive, known as Block 410, Lot 3 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey (“Property”), applied to the Land Use Board of the Borough of Allendale, seeking variance relief from provisions of the Borough of Allendale Land Use Code;

**WHEREAS**, the Property is undersized (approx. 20,225 sf lot area) and located in the AA zone;

**WHEREAS**, the Applicant sought to amend a prior approval of the Borough of Allendale Planning Board, dated June 15, 2022, wherein variance relief was granted in connection with an approved expansion of the existing residential dwelling structure (“Prior Approval”);

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**WHEREAS**, an Affidavit of Service and Publication was timely tendered to the Board, which, upon review and confirmation of proper notice, conferred jurisdiction over the Board to commence public hearings on the Application;

**WHEREAS**, the Applicant appeared before the Board on October 15, 2025 to prosecute the application;

**WHEREAS**, the Applicant presented witness Mary Scro, who was sworn and qualified as an expert in the field of architecture;

**WHEREAS**, Ms. Scro testified that the proposal was to amend and scale down the details of the Prior Approval, with a 604sf addition currently proposed (Prior Approval granted 1,100sf addition);

**WHEREAS**, Ms. Scro testified that the total square footage of the residence, as proposed, would be 3,404 sf and would be within / compliant with the allowable floor area ratio limits;

**WHEREAS**, Ms. Scro confirmed that the proposal triggered the need for bulk variance relief pursuant to N.J.S.A. 40:55D-70c, from Borough Land Development Code Sections 270-54D related to:

- rear yard setback (50' required, 39.9' proposed for the family room and deck expansion);

**WHEREAS**, Ms. Scro testified the scale and appearance of the proposal would be in keeping with homes in area;

**WHEREAS**, Ms. Scro further testified the rear yard area open space (immediately abutting an adjacent golf course) would serve to naturally mitigate any impact occasioned by the setback relief sought;

**WHEREAS**, one member of the public appeared during the course of the Application in support of the Applicant's request;

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**WHEREAS**, the Borough of Allendale Land Use Board hereby makes the following findings of fact and conclusions:

1. The Applicant is the owner of the Property.
2. The Application was duly noticed, conferring statutory jurisdiction over the Board to commence proceedings.
3. The Property is undersized at approximately 20,225 sf lot area.
4. The Property is located in the AA Zone.
5. The Property is developed with an existing single-family residence and accessory improvements.
6. The Property was the subject of a 2022 Prior Approval which was more intense in scope and relief than the instant matter and request pending before the Board.
7. The Board Engineer confirmed that the amended proposal would be less impactful than the scope of the Prior Approval.
8. One member of the public appeared in connection with the application, in support of the proposal.

**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 grants the Applicant's request for relief from the Borough of Allendale Code, subject to the following conditions, which shall be complied with prior to the issuance of a construction permit:

1. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the Applicant's plans, shall

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be paid in full to the Borough of Allendale by the Applicant, prior to the issuance of any permits.

2. All conditions of the Prior Approval shall carry forward, except as explicitly modified herein.
3. The Applicant will develop the Property in comport with the rendering illustrations presented during the public hearing, pertaining to colors and materials depicted on same.
4. Existing landscaping is to remain.
5. Final stormwater and roof runoff measures and controls to be mplemented, shall be subject to approval by the Board Engineer.
6. The Applicant shall satisfy any and all approvals, permits, waivers or other disposition as may be required from any agency having jurisdiction, prior to issuance of permits.
7. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the Applicant's plans, shall be paid in full to the Borough of Allendale by the Applicant, prior to the issuance of permits.
8. Construction shall proceed in strict accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the Applicant in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.
9. The development and use of the Property shall be wholly consistent with the terms and conditions of this approval.
10. Applicant shall provide a certification that Property taxes are paid current.

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11. The Applicant shall be bound by any and all other conditions set forth during the hearing.


**BE IT FURTHER RESOLVED** that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the Applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee, therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the Applicant.

Approved:

ALLENDALE LAND USE BOARD

  
MICHAEL SIRICO, Chairman

Attest:

  
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MELISSA BERGEN, VICE CHAIRWOMAN

Adopted:      November 12, 2025