

RESOLUTION

LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: March 18, 2026

RESOLUTION: LUB 26-13

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

Carried  Defeated  Tabled

RESOLUTION 26-13

LAND USE BOARD OF THE BOROUGH OF ALLENDALE  
RESOLUTION APPROVING

**AMENDMENT TO THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED ON JUNE 16, 2025 BY THE  
LAND USE BOARD FOR THE BOROUGH OF ALLENDALE**

**WHEREAS**, the Municipal Land Use Law (“MLUL”) at N.J.S.A. 40:55D-28(a)(2)(h) et seq. authorizes municipalities to consider and implement proposed amendments to the Housing Element and Fair Share Plan of the Borough Master Plan; and,

**WHEREAS**, the Borough and Fair Share Housing Center (FSHC) participated in mediation sessions before the Program, an entity created by FHA II, and negotiated a Mediation Agreement, dated December 31, 2025 resolving all issues raised by FSHC’s challenge; and

**WHEREAS**, to implement the Mediation Agreement, certain changes need to be made to the Borough’s HEFSP; and

**WHEREAS**, the Borough Planner, Ed Snieckus, PP, ALSA, of Burgis Associates, prepared a draft amendment to the Housing Element and Fair Share Plan of the Borough Master Plan, adopted by the Land Use Board of the Borough of Allendale on June 16, 2025, amended January 30, 2026, together with an Affordable Housing Trust Fund Spending Plan Amendment Summary (collectively “Amendment”); and,

**WHEREAS**, the Amendment will update the manner in which the Borough satisfies its obligations by increasing the density in the Borough’s MFRO-3 Zone; and,

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**WHEREAS**, the Amendment will update the manner in which the Borough implements its program to extend deed restrictions in accordance with regulations adopted by the New Jersey Housing and Mortgage Finance Agency on November 6, 2025 and other related, ancillary and associated changes; and,

**WHEREAS**, the Borough now wishes for the Allendale Planning Board to consider adopting the Amendment; and,

**WHEREAS**, in accordance with the provisions of N.J.S.A. 40:55D-12, -13, the Planning Board scheduled a public hearing on the Amendment for February 11, 2026, 7:00pm, at Municipal Building, located at 500 W Crescent Ave Allendale, NJ 07401, with the intent to take action on the Amendment; and,

**WHEREAS**, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning Board published a notice of this public hearing in the Borough's official newspaper at least ten days before the scheduled date for the public hearing and served a copy of this notice upon the clerks of all municipalities adjoining the Borough, upon the clerk of the County Planning Board, and upon the New Jersey Office of Planning Advocacy; and

**WHEREAS**, the Borough planning consultant, Edward Snieckus, Jr. P.P., LLA, ASLA, of Burgis Associates, Inc. prepared a report dated January 30, 2026 on the Amendment and presented same to the Borough Planning Board ("Presentation"); and,

**WHEREAS**, a copy of the Presentation was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-12, 13, the Planning Board held a public hearing on the Housing Element and Fair Share Plan on February 11, 2026; and

**WHEREAS**, at the public hearing, Edward Snieckus, Jr. P.P., LLA, ASLA, provided professional planning testimony regarding the Amendment and the Board provided members of the public with the opportunity to provide their comments about the plan.

**WHEREAS**, the Planning Board determined that the Amendment is consistent with the goals and objectives of the current Master Plan of Allendale, and that adoption and implementation of the plan is in the public interest and protects public health and safety and promotes the general welfare; and,

**WHEREAS**, no members of the public appeared in connection with the matter.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of Allendale , County of Bergen, State of New Jersey, that the Planning Board hereby adopts the Amendment

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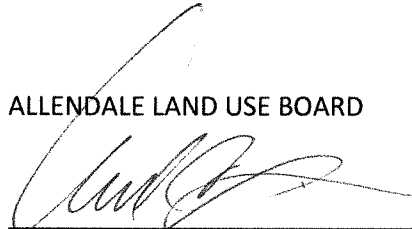
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**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Borough of Allendale that it hereby adopts the Amendment, without modification.

**BE IT FURTHER RESOLVED**, that the Planning Board Secretary is hereby authorized and directed to publish a notice of the adoption of the Study in an official newspaper of the Borough; to transmit copies by regular mail of this resolution and the report to the Bergen County Planning Board, and to send a notice that the report and resolution have been adopted to the municipal clerk of each adjoining municipality, who may request a copy of the report pursuant to N.J.S.A. 40:55D-1 et seq.

Approved:

ALLENDALE LAND USE BOARD



MICHAEL SIRICIO, Chairman

Attest:



JOHN DALO, Vice Chairman

Adopted: March 18, 2026