

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 June 16, 2025. The meeting was called to order at 7:01 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:

Vice Chairwoman Bergen  
Board Member Warzala  
Board Member Putrino  
Board Member Agugliaro  
Councilman Yaccarino (zoom)  
Board Member Dalo  
Chairman Sirico  
Board Member Butler

**ABSENT:**

Mayor Wilczynski  
Alternate Conte

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

**APPROVAL OF MINUTES**

April 21st & 23rd, 2025 Land Use Board Meetings  
May 12<sup>th</sup> & 14<sup>th</sup>, 2024 Land Use Board Meetings

Motion by Vice Chairwoman Bergen, seconded by Board Member Warzala, that the Minutes of the April 21<sup>st</sup>, 23<sup>rd</sup> and May 12<sup>th</sup> & 14<sup>th</sup>, 2025 Land Use Board Meetings be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Vice Chairwoman Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

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**PUBLIC HEARINGS**

Housing Element and Fair Share Plan of the Borough's Master Plan – public presentation by Ed Snieckus – formal action will be taken

Jeffrey Surenian, Esquire, representing Allendale, worked with Mr. Snieckus putting together this plan. In March of 2024 they started the plan, agreed on a number of 200 housing units. We are in the process of preparing the Fair Share Plan, adopting it, then the Borough endorses it and we file the endorsement. Objections can be filed for 60 days.

Mr. Snieckus, Planner, Burgis Associates, was sworn in by Mr. Calli, Board Attorney and his credentials were accepted. He stated this has been a long procedure. This is the 4<sup>th</sup> round. On June 6, 2025 it was on file. This is an official document. This round holds for 10 years. I have a powerpoint presentation. There are 103 units of credit, prior round units. He spoke about the project descriptions, credits, units, components and status. This will be submitted to the DCA. We did a thorough analysis and did not find any vacant land. 168 W. Crescent Avenue, Allendale where Savini Restaurant is, was found and there was a request to redevelop that property. These plans will be scrutinized by interested properties. This site was identified.

Chairman Sirico asked the Board if there are any questions.

Board Member Putrino asked if this obligation for the 4th round is fixed?

Mr. Snieckus stated yes.

Mr. Surenian stated you should have a Resolution and it would be helpful if it was signed.

Mr. Calli stated the Chairman has the Resolution, the Board can consider approving it and have it signed.

Chairman Sirico opened it up to the public. Seeing none, it was brought back to the Board.

A motion was made by Board Member Butler, seconded by Board Member Agugliaro.

Roll Call: Vice Chairwoman Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

Applicant File No.: 2024-04

Applicant: Allendale Rehabilitation & Healthcare

Address: 85 Harreton Road, Allendale, NJ 07401

Block: 601 Lot: 7

Application: Construct an 8,541 square foot addition to a non-conforming assisted living and skilled nursing home.

**(carried from the public hearing of May 14, 2025)**

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Mr. Rubin, Esq., representing the applicant, stated at the last meeting an issue was raised about the number of ambulance calls. There were a number of changes to the plans. A revised plan was provided to the Board.

Mr. Calli asked who is the first witness?

Mr. Rubin stated Mr. Teal Jefferis. The item was submitted to the Board dated May 2, 2025.

Mr. Jefferis stated the item on the Board shows the changes that were made, exhibit dated May 2, 2025. In the north western parking area there was a request to look at the northern parking area. We propose to remove these spaces, extend curbing and reduce parking by 12 spaces and increase the landscaping buffer line. 25 evergreen trees will be planted in this area. The fencing at the west property line is 4 feet, we will replace with a 6 foot fence as requested. We'd like to remove it and put it on the property line and replace with a 5' or 6' fence. This will be a privacy fence. The gate will also be replaced for eliminating pedestrian access and for privacy. There were comments about employees at the north parking area, we propose a picnic area in the alcove for employees. We propose to have employee parking in the south area, relocate the trash, reduce the parking to 154, reducing it by 16 spaces, go to parallel parking and add 21 evergreen trees for screening. An employee parking sign was added to the south area.

Mr. Jefferis stated the trash area is still the same. Trash and fire trucks can get through this area.

Board Member Agugliaro asked about the gate configuration at the west side at Harreton Road?

Mr. Jefferis stated it sits inside the property line. 5'-6' gate at the property line, which slides and has an access control. This would be a barrier preventing a pedestrian to go through.

Board Member Warzala stated for employees that were going to the Ramsey side, discussion about a gate to stop the litter.

Mr. Jefferis stated there is residential fencing and a stream. Employees went to this area. Now we have a destination to go to. We will also increase the buffer area.

Board Member Agugliaro asked how will emergency services access this?

Mr. Rubin stated whatever is required, we will comply and there will be a knox box.

Mr. Rubin asked if Board Member Agugliaro checked into the fence slats.

Mr. Calli stated the applicant needs to address these conditions, not the Board Member.

Board Member Dalo asked about any plantings on the west side?

Mr. Jefferis stated that nothing is proposed.

Chairman Sirico asked for questions from the Board.

Mrs. Mary Vandalinda, 2 Kayeton Road, Allendale asked where will the gate be?

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Mr. Jefferis stated the west property line, Block 603, Lot 1 – the fence will be moved out to the property line. We can move the gate and fence in and work with the Board Engineer.

Mr. Vreeland stated I think having the fence too close to the curb line can cause issues with snow removal. This can be worked out in the field.

Mr. Snieckus asked will the parking changes change the lighting that's proposed?

Mr. Jefferis stated I don't believe so. We will work with the Board Engineer.

Brian Huntoon, Vice President of Operations, Marquis Health and Dina Napolitano, owners representative for Marquis Health were sworn in by Mr. Calli.

Mr. Huntoon stated on March 3, 2025 we both reached out to the Mayor, Chief Dillon and EMS about 911 calls, better communication, radio frequency and 911 response to a specific door. We've met on March 10, 2025, April 24, 2025 and May 30, 2025. The first meeting was a struggle. We've strengthened the relationship. On March 25, 2025 we found that 16 of the 22 911 calls came from a memory care resident. Now we have 2 doors that 911 responders can go to. Evaluations were done on radio frequency and it will be fixed in 30 days. Ms. Napolitano stated I agree with Brian, I've kept notes of comments at the meetings.

Mr. Calli stated we can't rely on Ms. Napolitano's notes.

Mr. Huntoon stated I am new with Marquis Health. We want to be good neighbors. Communication is important to us.

Ms. Napolitano stated I've been with Marquis for 6 years, we own our properties, we don't sell them off. We've been here for the residents of the facilities.

Mr. Huntoon stated I propose to install cameras outside and handle any issues as they come up.

Vice Chairwoman Bergen asked about the address and directions on Google.

Ms. Napolitano stated an IT person got it changed on Google, Google maps and Waize. The directions have been changed. They now bring you through Route 17.

Mr. Calli stated an applicant can update an address with USPS. He asked has anyone gone to them and advised them of the address?

Board Member Agugliaro stated that on September 30<sup>th</sup>, 2024 the Board requested this. The website still says Harreton Road, not Route 17.

Ms. Napolitano stated we will take care of this.

Board Member Warzala asked if you're going to be larger won't there be more 911 calls?

Mr. Huntoon stated the census was down when we purchased and we have increased since then.

Board Member Warzala asked what is the status on the trash?

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Ms. Napolitano stated they come between 8AM and 5PM.

Mr. Huntoon stated we worked with the hauler.

Board Member Warzala stated this is not being maintained. I live in the area, not within 200 feet, but I see when the hauler comes.

Mr. Rubin stated one day a neighbor stated the hauler was early.

Board Member Agugliaro stated there are issues you need to talk to the neighbors and solve these problems.

Ms. Napolitano stated neighbors were given business cards to call in the past. If we are aware, we will do something about it.

Board Member Butler stated the residents shouldn't have to babysit. Your rules are not being followed. The track record is not good. I have not seen a change. There are issues with the garbage company.

Ms. Napolitano stated we need to see these issues ourselves. We can put a camera there and take care of it.

Chairman Sirico stated this Board has given comments and nothing has happened for 9 months. There haven't been changes. You're asking for a more intense use of the property.

Ms. Napolitano stated we're applying for a less intense use.

Mr. Huntoon stated I'm new to the company and I hope the Board can give me a chance.

Mr. Calli asked has the applicant made a request to issue a formal memorandum?

Mr. Rubin stated you have sworn testimony, under Oath.

Board Member Putrino asked have you looked at the ambulance numbers, have you looked into getting a private ambulance? Since December it appears the numbers will be the same as last year. I'd like to see it privatized.

Ms. Napolitano stated we've spoken with Daryl D'Amore and Chief Dillon. They said it's on hold and we're heading in the right direction.

Board Member Agugliaro stated Mr. Kilcourse was here and he said it was financially impossible.

Board Member Butler stated we are hoping you will come to us with a solution.

Chairman Sirico asked do you have records of the 911 calls?

Ms. Napolitano stated we do but we don't have them with us.

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Chairman Sirico asked do you have records of the 911 calls?

Ms. Napolitano stated we do but we don't have them with us.

Ms. Snieckus stated in regard to emergency calls, there is an increase in beds of 20. Assisted living is increasing by 37, this will intensify the use.

Ms. Napolitano stated the 911 calls came from Memory Care unit, 16 of them.

Mr. Rubin state memory care beds are not increasing.

Mr. Calli stated Exhibit B1 in December showed a significant number of calls.

Board Member Agugliaro asked in 30 days the radio frequency issue will be solved?

Mr. Huntoon stated they're coming out this week with a proposal. The owner's have agreed to this.

Mr. Snieckus asked how other Memory Care units address the phone calls and how the other facilities managed this?

Ms. Napolitano stated when 911 calls come in, nurses are notified, if there are repeat offenders we speak with their family.

Board Member Agugliaro stated the Police Department still have to come when 911 is dialed. This is abuse of services.

Mr. Vreeland stated sounds like there are solutions being implemented.

Mr. Huntoon stated we will take this back to the owners.

The Board took a break from 8:57 and returned at 9:12 pm.

Mr. Rubin stated the client asked for a discussion with the Chief of Police and EMS about garbage, postal address change and 911 breakout.

Mr. Calli stated we need to open up to the public before carrying to a new date.

Mr. Rubin stated two witnesses will come back again.

Mr. Calli stated the public has the right to ask questions tonight.

Chairman Sirico asked for questions from the public.

Mr. Jim Briggs, 244 Nottingham Court, Ramsey wanted to make a statement about garbage pick-up.

Chairman Sirico stated I'd like to see some evidence/record to know that these items are done.

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Chairman Sirico stated I'd like to see some evidence/record to know that these items are done. Would like to see our Police, EMS at the next meeting.

Mr. Calli stated this application will be carried to the meeting of **September 17, 2025**. No further notice is necessary. Time is waived for the Board to act.

### **RESOLUTIONS**

Applicant File No.: 2025-08

Resolution No.: 25-20

Applicant: Veolia Water New Jersey

Address: 98-101 New Street, Allendale, NJ 07401

Block: 2101 Lot: 4

Application: Preliminary & Final Site Plan Approval

A motion to adopt the resolution was made by Vice Chairwoman Bergen, seconded by Board Member Dalo. Roll Call: Vice Chairwoman Bergen – aye, Board Member Warzala – aye, Board Member Agugliaro – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

Housing Element and Fair Share Plan of the Borough's Master Plan

A motion to adopt the resolution was made by Board Member Butler, seconded by Board Member Agugliaro. Roll Call: Vice Chairwoman Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

Resolution No.: 25-21

Hazard Vulnerability Assessment & Amended Land Use Element of the Borough of Allendale Master Plan

A motion to adopt the resolution was made by Board Member Bergen, seconded by Board Member Agugliaro. Roll Call: Vice Chairwoman Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Yaccarino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

**OPEN TO THE PUBLIC FOR COMMENT**

**ADJOURNMENT:**

On a motion by Board Member Agugliaro, second by Board Member Putrino, with all members present voting in favor, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo  
Land Use Administrator