

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 07/18/2018

RESOLUTION# LUB 18-18

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Davis		✓	✓			
Daloisio	✓		✓			
Kistner			✓			
O'Toole			✓			
Sasso						✓
Sirico			✓			
White			✓			
Quinn			✓			
Kearl - Alternate			✓			
Lovisololo - Alternate						

Carried Defeated Tabled

**RESOLUTION APPROVING
EXTENSION OF TIME FOR VARIANCE
FOR MATTHEW & KRISTEN ZREBIEC
BLOCK 1201.01, LOT 9
(a/k/a 191 MACINTYRE LANE)**

WHEREAS, the applicants, Matthew and Kristen Zrebiec, owner of the premises at 191 Macintyre Lane, Borough of Allendale, County of Bergen, State of New Jersey (Lot 9, Block 1201.01) have previously been granted approval by the Zoning Board of Adjustment of the Borough of Allendale for side yard setback and enhanced side yard setback variance relief to allow for the expansion of a single-family home; said approval having been memorialized by Resolution of the Zoning Board dated March 23, 2016; and,

WHEREAS, as a condition of the aforesaid Resolution, the applicant was to commence construction within one year of the date of the publication of said Resolution; and,

WHEREAS, the construction was not commenced within the prescribed term provided, due to necessary environmental prerequisites and approvals of the New Jersey Department of

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Environmental Protection, said approvals which have only recently been received, through no fault of the applicants or their professionals; and

WHEREAS, the applicants have requested that the Land Use Board modify and extend the final resolution of approval of March 23, 2016 so that they can begin construction of the previously approved project; and

WHEREAS, this matter was presented to the Land Use Board at a public meeting held on June 20, 2018 at the Borough of Allendale Municipal Building, Allendale, New Jersey; and

WHEREAS, the Land Use Board has determined that the variance relief should be extended to allow construction to commence, and that the required NJDEP permits are now in place, and that the delay was of no fault of the applicants or their professionals, and that no prejudice will inure to the Borough;

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale that the Resolution of Memorialization heretofore made by the Zoning Board on March 23, 2016 pertaining to the development of the lands of Matthew and Kristen Zrebiec, owner of the premises at 191 Macintyre Lane, Borough of Allendale, County of Bergen, State of New Jersey (Lot 9, Block 1201.01) be and the same is hereby modified by extending the time to commence construction for the period of time through March 23, 2019; and

BE IT FURTHER RESOLVED that all Resolutions heretofore adopted by the Zoning Board pertaining to the premises in question and to the development thereof shall remain in full force and effect except only for the modifications contained herein.

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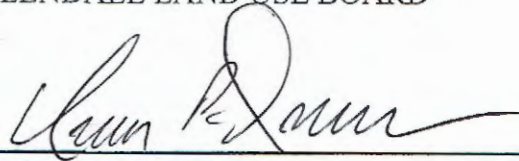
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BE IT FURTHER RESOLVED that construction shall proceed in accordance with the approved plans and drawings submitted to the Construction Department, and approved by the NJDEP, and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

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.


Approved:

ALLENDALE LAND USE BOARD



KEVIN QUINN, Chairman

Attest:



JOSEPH DALOISIO, SECRETARY

Adopted: July 18, 2018