

LAND USE BOARD
BOROUGH OF ALLENDALE
500 West Crescent Avenue
Allendale, New Jersey 07401
July 15, 2026 - Meeting Minutes

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 July 15, 2026. The meeting was called to order at 7:03 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 Chairman Dalo
Board Member Putrino
Board Member Agugliaro
Councilman Yaccarino
Chairman Sirico
Mayor Wilczynski
Alternate Johnson

ABSENT:

Board Member Warzala
Board Member Conte
Board Member Butler
Alt. Ensenat

The following individuals were also present:

Board Attorney, Angelique Koutsavlis, Esq.
Board Engineer, Mike Vreeland
Land Use Administrator, Joann Catalfumo

APPROVAL OF MINUTES

Motion by Vice Chairman Dalo, seconded by Alt. Johnson, that the Minutes of the June 17, 2026, Land Use Board Meeting be approved. There was no discussion.

Roll Call: Vice Chairman Dalo – yes, Board Member Putrino -yes, Board Member Agugliaro – yes, Councilman Yaccarino -yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Alternate Johnson -yes.

RESOLUTIONS

Resolution No: LUB 2026-18

Applicant: **Joseph Rota and Eileen Wong**

Address: 52 Crescent Bend, Allendale, NJ 07401

Block: 1905 Lot: 9

Pursuant to 270-64B (2)

Angelique Koutsavlis – Summary of resolution: applicant sought approval to reconstruct the existing family residence by way of raising the existing structure, additional second floor request approvals for variance.

They had adequate testimony provided during public hearing.

Chairman Sirico – any questions from the board.

Can we have a motion to approve.

Vice Chairman Dalo made a motion to approve, Board Member Agugliaro second.

Vote – Vice Chairman Dalo- yes, Board Member Putrino – yes, Board Member Agugliaro – yes, Councilman Yaccarino – yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Alt. Johnson – yes.

Final decision: Approved

Resolution No: LUB 2026-16

Applicant: **Kim and Bart Bargiel**

138 Crescent Pl, Allendale, NJ 07401

Block: 301 Lot: 38.02

Pursuant to 270-54B

Angelique Koutsavlis – Summary of resolution: applicant sought approval to improvements to reconstruct a coverage/portico and some steps. They appear without council. They shall satisfy, any and all approvals, permits, waivers, the position that may be required, all fees and assessments required by ordinance and construction shall proceed constrict recorded with the resolution, as well as the testimony.

Chairman Sirico – any questions to the board

Can we have a motion to approve.

Board Member Agugliaro made a motion to approve, Alt. Johnson second.

Vote – Vice Chairman Dalo- yes, Board Member Putrino – yes, Board Member Agugliaro – yes, Councilman Yaccarino – yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Alt. Johnson – yes.

Final decision: Approved

Resolution No : LUB 2026-17

Applicant : **Adam Davis**

Address: 801 Franklin Tpke, Allendale, NJ 07401

Block: 404 Lot: 23.01

Pursuant to C1

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Angelique Koutsavlis – Summary of resolution: applicant sought approval of construction a two-story addition, garage and covered porch and driveway. The applicant provided adequate testimony and received approval. They will comply with all terms and recommendations of the board engineer as well as submit a list relevant application and plans to the county planning board for review. The applicant shall satisfy the utility servicing the property.

Chairman Sirico – any questions to the board

Can we have a motion to approve.

Alt. Johnson made a motion to approve, Board Member Putrino second.

Vote – Vice Chairman Dalo- yes, Board Member Putrino – yes, Board Member Agugliaro – yes, Councilman Yaccarino – yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Alt. Johnson –

yes.

Final decision: Approved

PUBLIC HEARINGS

Application File No.: 2026-06

Applicant: **Eric & Lisa Nef**

Address: 47 Homewood Avenue, Allendale, NJ 07401

Block: 2005 Lot: 6

Application: Proposed second story dormer over existing building footprint.

Pursuant to 270-57B, 270-64C1, 270-37A & 270-63A

Mayor Wilczynski and Councilman Yaccarino removed themselves because of D variance.

Angelique Koutsavlis sworn in Eric Nef – resident and Chris Greimel -architect. Please state your qualifications. And the plans you have were submitted with the application.

Chris Greimel -Licensed in NJ and has testified before other boards for others before. Yes the plans are the same as submitted.

Chairman Sirico – tell us why you are here and what you plan to do.

Chris G – adding a Shed dormer in the rear of the house to provide space for a master bedroom suite. We have existing nonconformities on side and front yard setbacks. We propose to add a roof structure over the front stoop supported by brackets.

The front yard average streetscape is 500ft either way, .7 ft and house is currently 25.1, we are encroaching.

Chairman Sirico – plans are self-explanatory. Was there anything to get around some of these variances.

Chris G – only way to add space was to raise the roof. We are not changing any of the side yards. Rear yard is conforming. From the front of the house, you could not tell.

Chairman Sirico – open to the board for questions

Vice Chairman Dalo – questing on the siding. See the dormer, Is it going to match the rest of the house.

Eric Nef – everything will match. Part of the plans is to add a new roof and new siding.

Vice Chairman Dalo – second floor plan see one window in the master bedroom and three on the

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side elevation.

Chris G – one on the side is existing and the three to the rear.

Alt Johnson – didn't see any dimensions on the canopy over the front door. How far does that extend out.

Chris G – 3 feet. Because of the front stoop.

Chairman Sirico – stairwell is already there.

Chris G – small canopy on the side but that still in place in existing.

Chairman Sirico – hardship being based on the property

Chris G – it's an undersized lot, its narrow lot under size lot. 6000 square feet.

Chairman Sirico – board any other questions

Open to the public

Question to Michael Vreeland

MV –no, relatively small addition. Not much to be done to existing dwelling.

Chairman Sirico – open to public

Angelique Koutsavlis – sworn in Jim Doris, as testimony

Jim D – lived across at 54 Homewood Ave. lived there 44 years.

It's a small house; they use the space nicely. Great neighbors. I welcome this.

Chairman Sirico – bring it back to the board. Can we have a motion to approve.

Alt. Johnson made a motion to approve, Board Member Agugliaro second.

Vote – Vice Chairman Dalo- yes, Board Member Putrino – yes, Board Member Agugliaro – yes,

Chairman Sirico – yes, Alt. Johnson – yes.

Final decision: Approved

Application File No. 2026-11

Applicant : **Bill Cooney**

Address: 55 Cherokee Avenue, Allendale, NJ 07401

Block: 504 Lot:8

Application: Proposed to install a swimming pool and patio on a corner lot putting it in the front yard.

Pursuant to 270-32B

Angelique Koutsavlis sworn in Bob Hessels- engineer and Bill Cooney - resident

Please provide your qualifications

Bob Hessels – graduated with a degree in civil engineering in 1991. Licensed in NJ in 1999 and testified in Bergen County, Franklin Lakes, Mahwah. Also do lot of testimony in Morris County and Union County.

Chairman Sirico – Ask what is being requested.

Bob Hessels – want to put in a swimming pool in the rear yard, they are on a corner lot. The address is on Cherokee and front yard on Harding Avenue, which is a dead-end street with three residents.

The setbacks for the front yard setback which is the variance that we're seeking is 40 feet.

The house currently is non-conforming, house location, the lot is undersized, corner lot, very

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difficult to meet that setback. The design calls for maintaining the 20-foot side yard setback adjacent to the right-hand neighbor, the 10 ft rear yard setback, the 10-foot setback off the residence. With the swimming pool it requires we need the 20-foot front versus a 40, it's behind the covered porch of the house. It is holding the front house line. Property itself is screened in. You can't see anything. Visible location if you are standing on the driveway outside Harding Ave., they are going to propose some additional landscape. Covered from all four sides

Chairman Sirico – asked the board for questions.

Vice Chairman Dalo – covered porch is your front of the house?

Bob Hessels- side of the house, there is a garage that sits directly in front of the building

Vice Chairman Dalo -Harding is your garage entry and covered porch on the left is 5 yards

Chairman Sirico – your testimony is that really won't see this from the street.

Bob Hessels – 100% visual screened with landscaping. 40 ft setback leaves them with 10 ft chunk of space.

Board Member Putrino – what's the distance from the pool to the house, where the equipment is?

Bob Hessels – 12 feet

Board Member Putrino – assume there is going to be some sort of utilities running to the equipment pad, like gas, electric. Where is that coming from.

Bob Hessel – yes, gas meter will come from Cherokee, run along Harding. Electric box runs back of the garage.

Board Member Putrino – channel drain, what's happening to the runoff

Bob Hessels – channel drain, have it daylighting towards Cherokee. The property is extremely flat

Board Member Putrino – would you be opposed to a seepage pit or water polyethene if the drain would circulate.

Bob Hessels – we did a perc test.

Board Member Putrino – to eliminate exposure to the adjacent properties with the substantial runoff. The perc test would work but I just wanted to try and eliminate as much runoff as possible.

Mayor Wilczynski – existing paver patio is being removed, what's going to be there, grass?

Bob Hessels – existing patio will be removed and replaced with a new patio.

Chairman Sirico – in the patio part, explain what area the rectangular area.

Bob Hessel – landing and steps coming out of the back door of the house. Going to be a grill area.

Vice Chairman Dalo -two squares are the grill set up

Cooney – first one is existing A/C and second is a countertop for grill.

Koutsavlis -clarify the plans that were submitted and have not been revised.

Cooney – yes

Alt. Johnson – just the hot tub portion of the pool is on the left. No closer to Harding than the covered porch, is it in line with the covered porch.

Bob Hessels – the covered porch is slightly closer.

Mike Vreeland -question on storm water management there's more than 500 square feet of coverage, they must apply.

Corner lot, dead end street. Based on my follow-up, its nested from the rest of the neighbors. Any outdoor lighting around the pool.

Bob Hessels – yes agreed with engineer. pool will have lights in it, under lighting

Mike Vreeland – more concerned of spillage of lighting.

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Chairman Sirico – open to the public

Back to the board

Looked at the property, agree nice job.

Applicant agreed to work with engineering recommendations.

Koutsavlis – clarify the permissions, apply for a plot plan, soil movement application

Chairman Sirico – any questions to the board

Can we have a motion to approve.

Mayor Wilczynski made a motion to approve, Board Member Putrino second.

Vote – Vice Chairman Dalo- yes, Board Member Putrino – yes, Board Member Agugliaro – yes, Councilman Yaccarino – yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Alt. Johnson – yes.

Final decision: Approved

Application File No. 2026-12

Applicant: **Bruce Rohsler**

Address: 8 Rozmus Ct, Allendale, NJ 07401

Block: 2004 Lot: 20.01

Application: Proposed enclosure of existing open porch facing Franklin Tpke

Pursuant to 270-57B. 40:55D-70C2

John D. Cromie, attorney and Partner of the firm Connell Foley in Roseland, NJ representing the applicant, Bruce Rohsler.

Property is 8 Rozmus Ct, it's an A zone. Runs on Rozmus Ct and fronts Franklin Tpke.

Applicants are seeking relief under C1 and C2 variances to enclose a preexisting porch that faces south. No expansion of porch. It's a front yard setback, preexisting setback.

Angelique Koutsavlis asked is your license still valid and has the plans same as submitted and not revised.

Chris Greimel, engineer as testimony

John Cromie – yes

Chris G – existing open porch which faces Franklin Tpke, 158 square feet. Close that with code compliant walls, the energy code. Convert from the open porch to some living space.

House has been there since the late 1700's.

The front yard non-conformity was created by the planning board when the subdivision was approved.

The finishing will match the existing house. Hardly see it from the road because of the pine trees and foliage.

John Cromie asked your professional opinion, the lot in questions has limitations.

Chris G – the problem is the placement of the house on the lot.

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John Cromie – in your opinion purpose of this domain would this be an improvement and to protect the historic site.

Chris G – yes, the Rohsler have made great efforts to preserve the property.

Chairman Sirico -So all these improvements are blended in with the neighborhood. Why was it open

Angelique Koutsavlis sworn in Bruce Rohsler

Bruce Rohsler – don't know why it was open, very small porch. Probably open when Franklin Tpke was not as busy with very little traffic. Now it's very close to the road, there is a lot of noise, there is a lot of dust and pollution. It's not conducive to be using the porch. We are preserving all the stones.

Board Member Putrino – see you're putting an AC unit in for the porch. Where is the condenser on the grade adjacent to the porch or TBD?

Chris G – extending the existing AC duct work.

Bruce Rohsler – the ac company recommended to install a small ductless unit. That was not the original plan. Thinks it might be a better plan for the single room.

Chairman Sirico – appreciate that you keep the historical nature of the property. If there are any changes, let us know

Mike Vreeland – no comments

It's going to blend in and preserve the history of the home.

Bruce Rohsler – trying to preserve the history.

Chairman Sirico – open to the public

Bring it back to board

Chairman Sirico –Can we have a motion to approve.

Vice Chairman Dalo made a motion to approve, Alt. Johnson second.

Vote – Vice Chairman Dalo- yes, Board Member Putrino – yes, Board Member Agugliaro – yes,

Chairman Sirico – yes, Alt. Johnson – yes.

Final decision: Approved

Chairman Sirico – open to public to bring to the board

Bring it back to board.

Alt Johnson motion to adjourn. Board Member Agugliaro second. All in favor. Yes

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Board Member Putrino motion to go into closed session. Board Member Agugliaro second. All in favor. Yes

Adjourned: 7:53pm