LAND USE BOARD
BOROUGH OF ALLENDALE
500 West Crescent Avenue
Allendale, New Jersey 07401
October 14, 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 October 14, 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 Warzala
Board Member Conte
Chairman Sirico
Alternate Johnson

ABSENT:
Board Member Putrino
Board Member Agugliaro
Councilman Yaccarino
Mayor Wilczynski
Board Member Butler
Alt. Ensenat

The following individuals were also present:
Board Attorney, Lawrence Calli, Esq.
Board Engineer, Mike Vreeland
Land Use Administrator, Joann Catalfumo

APPROVAL OF MINUTES

Motion by Board Member Warzala, seconded by Alt. Johnson, that the Minutes of the September 16, 2026, Land Use Board Meeting be approved. There was no discussion.

Vote: Vice Chairman Dalo – abstain, Board Member Warzala -yes, Board Member Conte – abstain, Chairman Sirico – yes, Alternate Johnson -yes.
Approved.

RESOLUTIONS

Resolution No: LUB 2026-22
Applicant: **Regenity Biosciences**
Address: 110 Commerce Drive, Allendale, NJ 07401
Block: 601 Lot: 1
Application: Proposed for installation of exterior storage tanks in secure, fenced enclosure.

Larry Calli – This is a conforming site plan, limited relief. The applicant did present their witness and conditions that came out of the application included per with Mike's report. Secondary enclosure for the tank was required. Working with other agencies, including SCD as well as the offensive closure details related to the tank. The attorney had no issues with the language as modified with the new version.
MS – shielding slat in the fence.
LC – Joann does it have that version on it. Please read # 3
JC - the fence surrounding the tank compound shall utilize one-inch mesh and be slated or otherwise screened to sufficiently obscure view of the compound through the fencing, to the satisfaction of the board engineer.
LC – that is the modified version.
MS – reason why concerned, the property buts up to the woods.
Any questions or comments.

Can I have a motion to accept this resolution as written.

Motion to approve by Alt. Johnson, Board Member Warzala second

Vote: Vice Chairman Dalo – abstain, Board Member Warzala -yes, Board Member Conte – abstain, Chairman Sirico – yes, Alternate Johnson -yes.
Approved.

MS – next on agenda is public hearings
Open to the public.
Bring it back to the board.
Any new business.
Nothing

Motion to closed session, Board Member Warzala motion, Board Member Conte second.
All in favor, yes. Adjourned 7:15pm