

LUB 9/16/25 MEETING MINUTES

LAND USE BOARD
BOROUGH OF ALLENDALE
500 West Crescent Avenue
Allendale, New Jersey 07401
September 16, 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:

- Board Member Warzala
- Board Member Putrino
- Councilman Yaccarino
- Chairman Sirico
- Mayor Wilczynski
- Board Member Butler
- Alternate Ensenat
- Alternate Johnson

ABSENT:

- Vice Chairman Dalo
- Board Member Agugliaro
- Board Member Conte

The following individuals were also present:

- Board Attorney, Simone Calli, Esq.
- Board Engineer, Mike Vreeland
- Borough Clerk Administrative Assistant, Dottie Blitzer

APPROVAL OF MINUTES

Motion by Board Member Warzala, seconded by Board Member Putrino, that the Minutes of July 15, 2026, Land Use Board Meeting be approved. There was no discussion.

Roll Call: Board Member Warzala – yes, Board Member Putrino -yes, Councilman Yaccarino - yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Board Member Butler – yes, Alternate Johnson – yes, Alternate Johnson -yes.

RESOLUTIONS

Resolution.: 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

Simone Calli – Summary of resolution: The board granted relief for a second story dormer over the existing footprint, together with new siding, new roof and side portico. Relief included FAR variance and bulk relief associated with existing non-conforming dwelling. Pertinent conditions of approval, new siding, roof, and side portico must match the existing dwelling and materials style, and appearance, all consistent with the testimony that was presented. Your standard conditions of approval, the applicant complies with the board engineer's review letter and payment of fees, current taxes, all outside approvals, and agency approvals.

Chairman Sirico – any questions from the board.

Can we have a motion to approve.

Councilman Yaccarino made a motion to approve, Board Member Putrino second.

Vote – Board Member Warzala - yes, Board Member Putrino – yes, Councilman Yaccarino – abstain, Chairman Sirico – yes, Mayor Wilczynski – abstain, Board Member Butler – yes, Alt. Ensenat – 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

Simone Calli - Summary of resolution: Proposal to install a swimming pool and patio on corner lot, located in the front yard. Relief was bulk relief and the pertinent conditions of approval. Applicant must obtain a pot plan and submit a soil movement application to the borough. Applicant must satisfy the board engineer's comments specifically with respect to storm water management. Applicant is bound by landscaping, screening, lighting, drainage, and other representations made during the hearing standard conditions, making sure that these are paid, taxes are current, and all outside agency approvals are obtained.

Chairman Sirico – any questions to the board

Can we have a motion to approve.

Board Member Putrino made a motion to approve, Councilman Yaccarino second.

Vote – Board Member Warzala - yes, Board Member Putrino – yes, Councilman Yaccarino – yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Board Member Butler – yes, Alt. Ensenat –

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

Simone Calli – Summary of resolution: Proposed enclosure of existing open porch facing Franklin Turnpike. Conditions of approval, all improvements must blend with and appear original to the historic home. Plan revisions must include the final wall assembly and energy code compliant construction of the enclosed porch. The plans must also be reviewed to depict air conditioning units serving the enclosed area.

Applicant must comply with the recommendations of the board engineer's report and then the standard conditions of approval, payment of fees, taxes current, required permits and outside agency approvals obtained.

Chairman Sirico – any questions to the board

Can we have a motion to approve.

Board Member Putrino made a motion to approve, Board Member Warzala second.

Vote – Board Member Warzala- yes, Board Member Putrino – yes, Councilman Yaccarino – yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Board Member Butler – yes, Alt. Ensenat – yes, Alt. Johnson – yes.

Final decision: Approved

PUBLIC HEARINGS

Application File No.: 2026-13

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.

Kathryn Razin, Law firm of Wells, on behalf of the applicant Regenity Bioscience. The applicant is a longtime Allendale tenant at the property located at 110 Commerce Drive and operates a warehouse manufacturing and office facility that produces medical service products that benefit the medical and dental communities and professors. The nature of this request is relatedly minor, and in its current operations, the applicant utilizes certain chemicals to produce a particular product, one that aids skin graft and complex burn-related surgeries. The applicant is seeking allowance to provide secured and sealed tanks for the storage and disposal of additional volumes of the same chemicals in order to enable greater volume of production of this product.

The tanks will be fully secure, monitored and screened with fencing. There is very minimal site changes proposed, only a few shifting to parking spaces and the elimination and replacement of

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one tree. The site will remain ordinance compliant, and we were only requesting minor site plan approval in connection with the improvements.

We have two witnesses scheduled for this evening, unless there are any questions, I will call our first witness, who's our applicant representative.

Michael Sirico – board any questions or comments

Simon Calli. Esq swears in the witness: Michael Cauwles

Kathryn Razin – Michael can you provide the board with information on your position, education, professional background?

MC – the environmental health and safety specialist for Regenity Biosciences. I've worked in the EHS for the past 25 years in other positions and engineering, capital projects, and environmental permitting. I've been with Regenity for the past two weeks. I manage their safety management system, environmental health system, hazardous waste management as well as all their emergency response events.

Michael Sirico – any certificates

MC -I'm OSHA clarity certified and I have a degree in electrical and computer engineering.

Kathryn Razin – can you provide what Regenity does?

MC– Regenity makes collagen-based medical devices. We take part in either bovine or porcine animals that are not used for sale in human consumption. We highly purify those items and extract collagen. We turn that collagen into the medical devices that are used for various things such as nerve wraps and dental plugs, bone material. It is an innovative material that is used in conjunction with skin graft surgeries for burn victims or major trauma victims in order to decrease healing time and reduce the number of surgeries.

KR – how long has the site operated in Allendale?

MC– we have been active in Allendale since 2015

KR – what typically occurs there daily?

MC – manufacturing, packaging, production warehouse of medical devices.

KR – how many employees are in Allendale?

MC – approximately 100

KR – Currently Regenity works with certain chemicals interior to the building and are the same chemicals that are intended to be stored in the exterior tanks.

MC – yes, one of the chemicals and one of the hazardous.

KR – how are the chemicals used today?

MC – used to purification and the process to make the spheres that are used in the bandage.

KR – how many employees are responsible for the utilizing or overseeing use of those chemicals? So, a very limited number of employees work with the handle the chemicals. And is there some training involved for that process?

MC – yes, and they are trained

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KR – what is the importance of having the storage tanks on site in terms of enhancing the work that Regenity does?

MC – It will reduce the amount of hazardous waste pickups. It will reduce the amount of incoming raw materials, as well as allow us to store quantities that we cannot currently store.

KR – I'm going to ask you what the tanks used for. So essentially, they're going to use it for disposal and storage.

MC – yes, in one waste tank and one raw material tank, a waste tank will have mostly methanol mixed with several small quantities of other chemicals

KR – the first tank that your intent to propose 2, is the waste tank? And can you describe the disposal process for the board?

MC – yes, for the tank to be disposed of our hazardous waste handler, on the vacuum truck, and will occur approximately once every 90 days.

KR – that's done by piping that goes directly from the storage tank into the truck that comes to pick up? There are no exterior chemicals or disposal throughout outside of the building?

MC -yes, the truck will hook up to external connections on it. And no extra materials would come on trucks.

KR – delivery of chemicals, how frequent would that be?

MC – methanol tank would be when we reach our levels approximately once every 90 days.

KR – so, we're not talking about a very significant increase in truck vehicles, talking maybe 4-5 times a year. And other than those trucks do you generally utilize large trucks on site?

MC – yes, generally utilize large trucks occasional tractor trailer to wastewater, some new equipment.

KR – tanks are digitally monitored? And that's 24 7. So even if employees are not in the building, they would be an alert that would go through to the employees?

MC – yes, it would be in addition to our current building management system, which already census.

KR – if there is a power loss, what happens automatically?

MC – our generator would turn on, nitrogen generators will be put on the generator system, so we won't lose the power gases. And the system should fail safely and be empowered to have the valves closed.

KR – and the tanks are double lined? And you have not had any issues with the chemicals that are already being stored and utilized within the building? No leaks, no complaints, no issues with storage. Not introducing chemicals to the building?

MC – no issues, double walled.

Regenity has been approximately 10 years. We like working in Allendale. Many of our employees are from Allendale and the area. We are going through an expansion and new location at 59 Rte. 17.

MS – how long is the generator been there.

MC – since they started there.

JW – what is the additional security around the tanks of methanol and nitrogen are dangerous?

MC – it's fencing. Not visible from the roads. They are double walled. In order to damage the tank, go through the dry section of the tank. Minimum amount of piping, that comes off the top of the tank, so there is a vacuum to pull the material out.

JW – what are the shelf life of the chemicals that sit in that tank? The utilization is every 90 days?

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MC- the hazardous waste large quantity generated required putting something in a container that's able to patch the place. Methanol has three-year expiration date from the day we receive it.

KR – you would be alerted if there was any type of leak?

MC – yes would be alerted from the monitoring system

JW – is it the same provider of the gases or do you have multiple source?

MC– it's the same source

RE – if the gas did get out, somebody did vandalize it, what would be the consequences for that? What dangers would be involved?

MC - a week of no more than 1500 gallons into our parking area, may have potential to get into storm sewer. That storm sewer is under the containment underground. Would immediately get into the environment.

GB – if there was a fire on the site. What are the safeguards that are in place?

MC – safeguards would be federal for the fire department. I do have 39-year fire background. In terms of there being chemical fire within the building, it would be much more dangerous than if it were outside. The fire was in the building; the fire department could defend against bringing a pinch on the tanks.

FP – regarding to the tanks, usually outdoor storage tanks some have containment. Did you guys consider any type of containment for spills or anything of that nature?

I understand that fuel tanks are double walled. There is still mechanism in place when it does spill or if it happens rather it be contained in an area making spill containment trays rather than potentially going into a storm system.

MC – don't know could get a spill pallet large enough to go under the tanks.

FP – I have 1500-gallon tanks on my property, they are available. should at least consider that if would feel more comfortable there is a measure in place for the safety of the public. That there is some sort of containment in place.

Also, the mesh is 2-inch fabric used on playgrounds. In areas where there's generators that mesh is usually a tighter pattern. I would like you to consider a smaller pattern.

KR – have the engineer regarding the fence

JW – Are the tanks toward the creek back by the parking lot?

MC – they are not on the wetlands side of the parking lot.

CJ – is there a leak detector in the annular space in the double wall tank that would alert you if there's a leak in the inner tank?

M – yes, it will go to the panel for the system, where tat is tied into our BMS, maybe a separate system. But it gives you an audible alert at the control panel.

CJ – how many tanks are you planning? The plans show one tank and two future tanks. Are you planning to install 2 tanks at the present day one?

MC – Day one will be one waste tank. Then as we expand the process, a second waste tank and the methanol tank will be in as we ramp up the process, which will be several years.

CJ – when you do that, you will build the additional stairs and platform.

MC – the concrete pad will be built.

CJ – platform around the tank for accessibility to the top of the tank.

MC – the truck drivers to be able to get to the top of the tanks.

MS – board any other questions.

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MV – you’ve been with the company for two years. And you worked at this facility on site. During your time there, your opinion that the parking lot has been more than adequate for the number of employees there.

KR – we are giving up one space, shifting spaces around. We are compliant.

MS – any more questions. Any questions from the public.

Back to the board.

No further questions for this witness. Thank you very much

KR – like to call in Andrew Missey, our civil engineer.

Simon Calli, esq swear in Andrew Missey.

Please provide your qualifications and experience.

AM – I am a licensed professional engineer in the state of NJ. I have degrees in civil engineering from New Mexico State University and Rutgers University. I’ve been practicing for 35 years and have prior appearances before this board for narrative regenerative medicine at 75 Commerce. In 2019 for that same site, Katcha Chemical advanced Therapeutic Solutions. Similar type of applications, an equipment compound at the back of the building on the west side, typical in this corporate park and the one adjacent.

SC – Chairman do you accept Mr. Missey as an expert in civil engineering?

MS – yes

KR – can you tell the board a little bit about what you’ve prepared in conjunction with this application.

AM – we prepared a partial topographic survey of the rear portion of this site where the compound is proposed. We developed a site plan drawing that will be for you. The site itself is 5.39 acres EM zone. We have previously surveyed every building in Allendale Corporate Center for various landowners and land tenants. Developed in the early 1990s as a flex space building for one or multiple tenants. Building is 44,500 square feet with 147 parking spaces.

The bulk of codes are on the east or front side, 114 in the front. There are 33 to the rear with loading docks located there. Previously used in the wetlands are to the west of the rear parking area.

There are utility easements on this property at the present time. There is an easement along the southerly property line, which contains the sanitary sewer storm drain systems that serve this property. Along the eastern northerly perimeter of the property is a utility easement where the water main is located. That’s the interconnection between the water main that services the Pear Court property.

As Mr. Cauwles stated earlier, at the rear or west side, we propose to construct an exterior storage tank compound in a fenced secured enclosure.

Five parking spaces are consumed or replaced by that compound, four of which will be shifted to the west curb line in the rear, so that the net reduction in parking is only one space.

There is a one tree to be removed in the back as part of this work. It will be replaced in the front yard immediately to the right of the driveway as you enter.

The footprint of the impervious increase is very limited. It’s 572 square feet. The overall coverage on the site remains 51.1% in a zone that allows 75%.

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52 ½ feet in length by 24.7 feet deep is a reinforced concrete pad. The enclosure is a 6-foot chain link fence. We will adopt a one-inch pattern on the mesh to make it less susceptible to climbing. In addition to the fencing and locked gates, there will be power protection at 5 feet on center around the compound.

The methanol waste storage tank will be located at the southerly end of the compound. There will be space for two future tanks, and then two dispensing stations are to the north of the future tank locations.

KR – I have a couple of questions. The spaces right now on the site are 9x18, correct?

AM – yes, the entire park is constructed with 9x18 spaces.

KR – this is not a site where people come and go, this is an office warehouse where people are on-site. We are still compliant with parking even with the loss of one space by code.

AM – yes that is correct. 135 spaces based on building usage.

KR – we are from 146 from 147. No changes to stormwater or drainage? There is no changes to circulation? No change to trash pickups or site operations? No change to signage?

AM – no changes

KR – there is no noise issues that would be created?

AM – not by this compound, there is presently condensers on this site. In the front yard or the northerly side yard, you do not notice it, but when you are in front of the condensers you do notice.

KR – there is no odor that would be created as a result.

Site remains compliant from an ordinance perspective.

AM – except for the non-conforming all sides for the parking.

KR – can you talk about our neighbors are? We have no residential neighbors.

AM – the closest residential neighbor would be the Rio Vista development. Several hundred feet. Scaled it to be about 870 feet. West is the borough's property. To the north, the Pearl Court building, closest one is 133 feet. 7 Pearl Court

KR – terms of visibility

AM – going to be perceptible to most of the parks.

KR – in terms of other governmental approvals. Wouldn't raise issues or concerns.

AM -this will be an exemption from the Bergen County Soil Conservation District. We will prepare a soil conservation sediment control plan to guide the contractor during construction.

KR – we received an engineering report from the board engineer. We addressed several of the comments so far in terms signage and lighting and how the nature of the solar tank was going to be used. There are more comments still need to address. One related to storm inlets and the need to retrofit those in accordance with stormwater rules. There was an ask to have a note included in the plan. We have no issue complying with that condition.

That soil erosion and sediment control measures will need to be provided. These measures need to be in place prior to initiating soil disturbance and maintained. No issues to comply.

Recommendation was that an as-build plan be required to be provided prior to requesting a certificate of occupancy.

Last condition that we did not address to the fire loop an existing water line, request to have that relocated with the easement to be coordinated with Veolia. It's our position, the fire loop is privately owned and to relocate that would be exorbitantly expensive.

AM -reached out to Veolia and the board engineer. Have to coordinate that. Much of the Allendale Corporate center has utility easements surrounding the water main that Allendale owned during the time it was constructed. Reached out to Veolia, roughly 50% of the water main

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fire loop on this site is within an easement that is needed for the service that goes to the building and serves a couple for the fire hydrants at the rear of the property.

KR – our position would like to work that out specific conditions that would require us to provide an easement or relocate, but to see how it could be handled in conjunction with the board engineer and Veolia going forward.

AM – it could be that Veolia does not want to have the maintenance obligation for the fire loop at the rear of the property. It makes sense along the perimeter of the easterly and northerly sides to have the maintenance obligations to have easement that ties into their facilities in Pearl Court.

KR – we are ok to modify the fence design to provide additional safety measures. Do you see anything else from a negative impact standpoint operationally, site visibility.

AM – nothing, it's a plain application.

KR – no further questions.

MV – The borough has sold the water system to Veolia, and they have closed on it. We are still working through several land use issues. Being securing easements where water mains have been constructed. We did send an email to our contact at Veolia. Not sure of the status of this water main, if it is a private firewater main or was a main that Veolia anticipated taking responsibility for. If it is a main owned and operated by Veolia there needs to be an easement and needs to be coordinated by Veolia. If it turns out to be a private fire main, we are still apprehensive about putting structures on top of the main. If it's a private fire main the owner of the building should be made aware and provide documentation that acknowledges there's going to be structures located on top of it. It becomes a maintenance issue for the owner of the building, not necessarily the tenant.

FP – do we know the age of the line?

MV – building went in the late 90's.

AM – 1990's, it was a multi-tenant building. Along came a collagen matrix in 2009. 2015 did the work for the generator. The electrical upgrade.

MV – not aware of the history. Not aware of any issues with the water system that was constructed.

AM – crew of engineers consulting engineer for the water and sewer utilities and every water main in Allendale is self-reliant. That is why Suez and Veolia are interested.

MS – Michael, anything further? Is this a condition of approval?

MV – until we get to the bottom of this, we work through with the applicant and Veolia and the property owner.

MS – council -what would be the proper procedure

SC – must craft that condition of approval.

KR – we have no issue working with the borough engineer and coordinate with Veolia. Not to be tied to relation because of its exorbitant amount of money. Until we find out differently, we are willing to investigate. This would inhibit this project. Work with your engineer and investigate further.

MV – we can craft the condition.

FP – if the water main goes compromise the equipment or relocate the water main or fire line. You don't want to put the money up front, but if the main goes, do you know if the valves operate, can you shut it down? Why would you want to build on top of the main. So many variables, must consider what happens if it goes.

GB – what's the timeline on the Veolia decision?

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MV – these easements are a pressing matter. We must call every two weeks and talk about them.
GB – what would be the urgency, from the town, it sounds like on the hook if something goes wrong.

MV – the property owner would be responsible.

GB – what would be the worst-case scenario?

MV – main have an issue, breaking. It would have to be shut off and then relocated outside.

FP – we just had to do that on the affordable units.

MV – it was the applicant's expense.

MS – when did you reach out to Veolia. If it's approved, when do you want to start.

AM – do not have a project time

MS – don't want to hold this up because of Veolia.

TY – it would be on the October meeting to approve the resolution, so you have 30 days to work it out with Veolia.

KR – must work with the engineer to satisfy the condition

SC – applicant and engineer good faith efforts to work on the condition, we can craft that to be acceptable to this board. So, it doesn't stall your project that keeps things moving.

We will work on the language that is acceptable.

MV – worst situation would be if the water main broke, it would have to be shut off at the two closest valves. And relocate it then.

GB – we wait 30 days to see if we had resolution, it would be a cleaner resolution. Why are we rushing it.

FP – you've been dealing with this project since May 2026. Nobody thought of calling Veolia earlier.

SC – what would be acceptable to you in terms of crafting this condition of approval?

MV – confirmed it's not part of the public water system to be owned by the owner. It remains a private water main; both the applicant and the owner of the property understand the consequences of the main stay there.

We have post-closing calls with Veolia every two weeks and top on the agenda cleaning up land use issues and easements. We should get to the bottom of this quickly.

KR – what would be the next steps?

MV – if it turns out to be a public water main where an easement granted. They do not want to any improvements.

FP – they probably do it themselves. That's why they have contracts in place to deal with things like this.

SC – applicant in conjunction with board engineer to confirm with Veolia.

MV – applicant and the owner understand the risks.

JW – this water main that would supply any potential fire mitigation or anything that the other expert speaker spoke about?

AM – no, it merely forms a redundant loop between the hydrant at the northwest corner of the property and the hydrant that serves the southwest corner of the property.

MS – I have no issue if it is properly worded. Everybody agrees with that.

SC – you will see the draft issue, before it is adopted.

FP – testified 5 spaces that were impacted, the drawing I see six. Spaces across from there. Is there anything there now.

AM – nothing there right now. Most buildings there would be a loading dock. That is not the case here.

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FP – aerial from google, there's 8 there and going to affect 6.

KR – 7 will be affected

MS – there's 8.

FP – moving 4 across the other 2 opposite side. Good with parking, purpose of clarity.

GB – any implication to the board if we approve and something goes wrong?

SC – in general or safety reasons.

GB – approve this without information

SC – the application has no variance. It's a conforming minor site plan. Brought to our attention with regards to the water main, easily be addressed, crafted in the condition of approval to give us control for that oversight. I don't see any other issues.

GB – are we doing our job

SC – legally speaking, yes. You have a conforming minor site plan with no variance relief.

JC – are you able to speak to the integrity of the tanks as well?

AM – probably not. It's all reviewed through your code officials and the building department.

JW – I'm worried about moving hazardous materials from inside to outside that's going to be surveillance by computers and by a fence. Would like more comfort and less risk than I think it is.

KR – we have somebody else to testify, I can call him up.

JW – yes, I would like to hear from someone else, why this seems like a non-issue because these are serious chemicals that are highly flammable and combustible.

MS – bollards are 5 feet off center, is that ok. I'd like to see it tighter

FP – 5 feet is fine. Containment for spill to be safer.

JW – it's housed inside of the structure, why can't build an addition and secure it and build it inside.

KR – I don't want to answer that questions

JW – reason doing this because you are out of space, just build a garage.

KR – we are compliant. This is a conforming minor case application.

MS – bring it to the public

Bring it back to the board

Simone Calli, esq swear in Mark Hemingway

State your position

MH – I'm a principal and mechanical engineer at Sterling Engineering, professional engineering in New Jersey, 35 years' experience in industrial and processing associated with semiconductor pharmaceutical.

SC – license in good standing and testified at land use boards in NJ before?

MH – license in good standing and no to land use board before.

MS – accept his good standing

KR – are you familiar with the project and what's being proposed. Can you provide some testimony as to the materials that show how they would be transferred in and out of the building?

MH – I can't speak to the current operations but can speak to what the proposed are.

The proposal, the mechanical process design to take away some of the manual operations of moving waste solvents in containers and transfer it to the waste tank outside. Questions raised about fire safety and containment safety. It is a double walled tank. It is fire guard UL listed tank. Like a typical gasoline or fuel storage tank. It's double vented on the interstitial containment, and the primary tank is vented in a fire condition. The piping is welded piping. By code we must

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have a single level detector with local enunciation. Has a second level sensing system with both local notification and transmitting a signal to BMS and fire alarm system as a supervisor signal. The tank is blanketed with nitrogen. It limits the ability of fire to be produced in the tank or even in the vent. Venting of the vapor release from the tank, pressure vacuum vent system. Normal conditions there are no vapors leaving the tank. It requires significant pressure, to open them relief and relieve any vapor. Initially are going to be nitrogen, which is an inert gas, only 80% of our atmosphere.

Pumping system failsafe shut off is a fire safe automatic isolation valve to the air operating valve. If loses power, it shuts off, if loses compressed air, it shuts off.

SC – going back to the other agency approval, which regulations are you following. Is it DEP, department of health regulations? Not just following our borough code.

MH – my role in terms of mechanical process design is following the fire sub-code.

SC – council are you able to make the representation the storage of materials is complying whatever regulatory codes?

KR – I don't believe we require any outside agency approvals, correct? From a fire agency we would like to seek any approval or checks that are needed to move forward.

SC – this witness was previously sworn in

MH - Tank itself in terms of material, it is too small to fall under any NJ DEP requirements. So, no air permits or anything will be needed. We will have to once we install the tank, update our spill control, spill prevention containment countermeasures plan, as well as our stormwater plan. There are no DEP permits requirements.

JW – who manufactures the tanks

MH – the current specifications is a high event fiber card. They are my preferred vendor.

SC -why are you proposing an outside storage. Why cut out a little building addition and put the tanks inside.

MH – that's more operations you need to speak to.

MS – you installed these types of tanks before in other applications at other locations. What has been done in the past.

MH – I haven't testified at other applications. It's compliance with the IFC and adopted standard of the IFC. Liquids code and storage all below maximum allowable quantities. General requirements are minimal from a mechanical process that meets or exceeds all requirements.

MS – in other installation of this type of equipment being exposed to the elements versus being in an explosion proof room. Is this a normal application exposed to the elements versus being in an explosion proof.

MH – methanol is a class 1B flammable liquid. Not dissimilar to a fuel tank in that regard. What you would expect to see in fuel tank storage size outside of a building.

SC – our fire code official reviewed this application? And issue a memo.

MH – we reviewed and had conversation.

MV – generally its distributed to appropriate department heads and opportunity to review and provide comments. I'm not aware of any comments that were generated.

KR – we did not receive anything, we asked. We only received the engineering memo.

SC – would it be acceptable to the applicant to have written confirmation that the fire code official reviewed and approved the application?

MH – we have a permit on the project now and confirm it on the process side.

MC – we won't get that until we are done here.

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SC – as part of zoning, we can have a memo from the fire official that says they reviewed the application and ok with it.

JW – the other agencies that you referenced don't come into play because this is a smaller unit.

Sc – thank you for that clarification

KR – you still would meet good practices that you used by designing it and working on it still tend to meet good practices by working toward those standards.

MS – concern is because it's at the rear of the building. Nothing there except woods. And any vandalism. It's a safety thing concerned about.

JW – there are things nearby concerned for the residence, learning more about the process and getting endorsement from the fire expert would be helpful.

KR – no objection to the fire code review and will comply with any comments.

JW – Are the pipes from the tank the chemical or waste into the facility, are they exposed.

MH – they are stainless steel tubing that transfer the waste from the facility to the tank.

JW – you said if something went wrong in those pipes, the whole thing would shut down.

MH – there's an automatic fire safe isolation valve pumping station. They use air operated pumps. Air is shut down in a failsafe, lost power, lost air. Any alarm detection in the system. Emergency shut down all functions.

CJ – mentioned the tank is UL listed approved. Those safety devices you just described, are they part of that UL listing that comes with the tank?

MH – the tank itself, the UL listing requires primary venting, the secondary containment venting. The UL listing requires the level monitoring system. There are other safety devices that in addition to those required listing on the tank.

CJ – the specifications you're putting together for the tank, do you have a representative coming out to certify the installation has been installed in accordance with their guidelines?

MH - that is not currently in the spec that the borough we had conversation with them. There is a submittal process or review process for the tank. It's steel inner tank, steel outer tank, 2 vents and a monitoring system, certainly would be a condition as well.

FP – can you clarify, is there a recommended distance the tank from the building?

MH – dependent on the size of tank, dictated. Those two requirements are consistent. I think the tank is 5 feet from the building.

MS – is there a sprinkler system goes there?

MH – not a sprinkler system at the tank

MS – board?

SC – there isn't any other state agency review because they're too small to have to comply with DEP or Department of Health, this all falls under the fire subcode. The applicant would deal with the subcode officials, once they're through zoning and pulling permits. So the job as the LUB is to review your zoning ordinance, see what relief they're requesting, in this case, none except for minor site plan approval. They're likely triggering just a minor due to the commercial nature of their application. You as a board do not need to examine any deviation from your code because there are none. Since this fall under the realm of the IFC and our fire code official will be taking a closer look, we will ask the applicant as a condition of approval to send us that memo from our fire code official. Anything that applies in the IFC really would not be for the LUB to review and check that the applicant is in compliance with. We pass that torch once we're through zoning to the fire official. They will be taking a closer look to make sure that they're in compliance.

GB – want to make sure that we're dotting the I's and we are going down a path that didn't seem like we had all the information.

LUB 9/16/25 MEETING MINUTES

SC – all these safety concerns, your fire code official will have a more thorough review of these issues for this applicant. It's beyond your purview.

MS – board any questions.

FP – look at the distance. Sheet 2 of 2 there is a setback off the building. It shows a 3-foot dimension. Looks like the scale is accurate, it looks less than 15 feet. Does that whole pad move closer to the parking lot?

AM- 3 feet is to the easterly edge of the pad.

MH – mechanical process plan, fire department will review. It is more than 5 on my plan. 5 is the minimum

FP – that makes more sense

MH – I think 15 is the radius from the vent that have to maintain.

MS – Board?

Open up the public.

Open it back to the board

Michael V?

Council?

KR – does anyone want to hear anything further from my witnesses in terms of question that you have. Ms. Callie, you had a question about the number of parking spaces, will get you that confirmation to remain fully compliant.

We're going to conclude and thank the board for your time. The questions were very helpful for our presentation. We are fully compliant with the site plan. This will enable the applicant to provide a beneficial product to the medical community. The applicant has been a longstanding tenant. They have no interest in doing anything that's unsafe or not to benefit the community. They are willing to work with the board engineer. Willing to work with the fire code official. Certainly, safety is the interest at heart they're not willing to sacrifice safety and willing to do anything to comply. We would ask for approval. Thank you for your time.

MS – board any discussion.

My only concern is raised because it's at the back of the building. Concern I have is that the fire code official is on board with this. I tend to divert to Frank on certain items like this, I personally would like to see the bollards a little tighter.

FP – they are suggestions, I'd like to see them, it's up to the applicant. Tightening the bollards, whether they put them 3 feet or 5 feet. Mike would know best. There are standards and details for this type of containment.

MS – appreciate fail-safes.

MV – we've seen outdoor installations with some kind of containment.

KR – do we want to reopen? I'm calling Mark again

Can you address the issue of containment whether we can do anything.

MH – we did consider. This tank is small enough that it doesn't require code standpoint, second container could be added without too much. Has issues with storm water retention that are difficult to control. Engineer containment system directly under the tank.

SC – previous mention of a spill tray.

KR – something of the nature of a spill tray for a third level of containment is potentially acceptable.

We can assess. Stipulating a third level of containment

SC – some type of local containment system options that were discussed, a pallet or a spill tray. The applicant to assess local containment.

LUB 9/16/25 MEETING MINUTES

KR – we agree to something; we will submit revised plans.

MS – open to the public

Bring it back to the board

SC – one other condition, 1 inch mesh.

KR – you would be amenable to circulating a draft

MS – board no more questions

Can we have a motion to approve.

Board Member Warzala made a motion to approve, Board Member Putrino second.

Vote – Board Member Warzala - yes, Board Member Putrino – yes, Councilman Yaccarino – yes, Chairman Sirico – yes, Mayor Wilczynski – yes, Board Member Butler – yes, Alt. Ensenat – yes, Alt. Johnson – yes.

Final decision: Approved

MS – congratulations, you know the process. Our meeting next month is October 14th. Thank you

Open to the public

Bring it back to the board

Ryan Ensenat – shade Tree ordinance

Why do we need to update the Allendale Tree Ordinance?

- Trees included on the list of replacement include invasive species (Norway Maple) and other trees that are vulnerable to disease
- Current state of tree canopy in Allendale:
 - Tall healthy trees are being cut down at the owner's discretion and not being replaced with approved shade trees.
 - Alarming amount of trees are dying of old age or disease.
 - Red oak
 - Oak wilt
 - Beech trees
 - Ash trees
- There is no requirement for homeowners to replace any trees once removed.

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

Board Member Putrino motion to adjourned. Alternate Ensenat second. All in favor. Yes.

Adjourned: 9:53pm