

RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: 10/14/26

RESOLUTION: LUB 2026-22

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Dalo					✓	
Warzala		✓	✓			
Putrino						✓
Agugliaro						✓
Yaccarino						✓
Conte					✓	
Sirico			✓			
Wilczynski						✓
Butler						✓
Ensenat - Alt.#1						✓
Johnson - Alt. #2	✓		✓			

Carried ☒ Defeated ☐ Tabled ☐

LUB application 2026-13

LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
APPLICATION #2026-13 - MINOR SITE PLAN APPROVAL
110 COMMERCE DRIVE
BLOCK 601, LOT 1

WHEREAS, Regenity Biosciences ("Applicant"), tenant at the Property located at 110 Commerce Drive known as Block 601, Lot 1 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey ("Property"), applied to the Land Use Board of the Borough of Allendale, seeking minor site plan approval under the provisions of the Borough of Allendale Land Use Code;

WHEREAS, the Applicant sought development of exterior, above-ground storage tanks within a fenced in compound;

WHEREAS, the Property is located in the EM Industrial / Multiple Dwelling Zone;

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WHEREAS, the Applicant appeared and commenced prosecution on September 16, 2026;

WHEREAS, the Applicant was represented by Kathryn Razin, Esq.;

WHEREAS, an Affidavit of Service and Publication was timely tendered to the Board, which, upon review and confirmation of proper notice, conferred jurisdiction over the Board to commence public hearings on the Application;

WHEREAS, the Applicant filed the below plans and supporting documents:

Site photos (2 total); and

Minor site plans, prepared by Lapaka Associates , dated 5/15/26;

WHEREAS, the Applicant presented the below witnesses, sworn and qualified, where appropriate:

Witness: Michael Cauwles (“Cauwles”) was qualified as a lay witness providing operational testimony.

Witness: Andrew Missey (“Missey”) was qualified as an expert in the field of civil engineering.

Witness: Mark Hemingway (“Hemingway”) was qualified as an expert in the field of mechanical engineering.

WHEREAS, Cauwles testified that the Applicant has operated at the Property since 2015 manufacturing collagen-based medical devices; that the proposed tanks will store chemicals already used in its operations; that the tanks will be double-walled and digitally monitored; and that no significant increase in truck traffic is anticipated;

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WHEREAS, Missey testified that the tanks will be located within a secured fenced compound; that 146 parking spaces will remain where 135 are required; that the increase in impervious coverage is negligible; and that no changes to circulation, stormwater management, trash collection, signage or lighting are proposed;

WHEREAS, Hemingway testified the tanks will comply with applicable International Fire Code requirements and will include an additional containment system subject to review by the Board Engineer;

WHEREAS, the Borough of Allendale Land Use Board hereby makes the following findings of fact and conclusions:

1. The Application was duly noticed, conferring jurisdiction upon the Board.
2. The Property is approximately 5.39 acres, located at 110 Commerce Drive, Block 601, Lot 1, in the EM Industrial/Multiple Dwelling Zone, and is developed with an existing approximately 44,518 square-foot building.
3. The proposed improvements consist of exterior above-ground raw-material and waste storage tanks within a secured fenced compound serving the Applicant's existing operations.
4. The proposal maintains compliant parking and will not materially alter impervious coverage, circulation or other existing site operations.
5. Based upon the testimony and plans presented, and subject to the conditions below, the Board finds that the Applicant has satisfied the standard for minor site plan approval pursuant to N.J.S.A. 40:55D-46.1.

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NOW THEREFORE BE IT RESOLVED, based upon the testimony, plans and evidence presented, that the Allendale Land Use Board hereby grants minor site plan approval for the Application, subject to the following conditions:

1. All fees and assessments due and owing to the Borough shall be paid in full prior to issuance of permits.
2. The Applicant shall comply with the Board Engineer's review memorandum, except as modified and discussed during the hearing on the Application, and reasonable requirements imposed during resolution-compliance review.
3. The fencing surrounding the tank compound shall utilize one-inch mesh and be slatted or otherwise screened to sufficiently obscure view of the compound through the fencing, to the satisfaction of the Board Engineer.
4. The Applicant shall provide both a secondary (double-wall system) and tertiary containment system for the tanks, such as a spill pallet, tray, curb or other method acceptable to the Board Engineer.
5. The Applicant shall submit the project to the Bergen County Soil Conservation District and shall provide an as-built plan prior to issuance of a Certificate of Occupancy or other final approval.
6. The Applicant shall coordinate with Veolia to confirm whether the affected water/fire main is public or private. If public, any required easement or relocation shall be addressed to the satisfaction of Veolia and the Board Engineer; if private, the property

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owner shall be advised of the proposed improvements and the Applicant shall proceed at its own risk.

7. The improvements shall be reviewed and approved by the Fire Code Official, and the Applicant shall comply with all applicable International Fire Code requirements.
8. Construction and use shall proceed in accordance with this Resolution, the approved plans, the testimony and representations made to the Board, and all applicable governmental approvals and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail, file and publish notice of this Resolution as required by law, with the cost of publication to be paid by the Applicant.

Approved:

Attest: 

JOHN DALO, Vice Chairman

Adopted: _____

ALLENDALE LAND USE BOARD
MICHAEL SIRICIO, Chairman

