

Planning Board

October 26, 2023

Meeting
Minutes



THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:32pm

ATTENDANCE

Present

David Barad, MD- Class IV/Chairman
Dean Paltos- Class IV/Vice Chairman
John Glidden- Class I/Mayor
Tsun-Yam Tam- Class II/Borough Historian
Victoria Amitai- Class III/Councilperson/Council Liaison
Robert Di Dio- Class IV/Full Member
Angela Ferullo- Class IV/Full Member
Conway Wong- Class IV/Full Member/Environmental Commission Liaison
Jaepil Chung - Class IV/Alternate #2
Daniel Steinhagen, Esq.- Board Attorney
Nicholas De Nicola, PE - Board Engineer
Paul Demarest- Board Coordinator/Secretary

Absent

Ansar Batool- Class IV/Full Member
Avia Blum- Class IV/Alternate #1

CORRESPONDENCE

Chairman Barad read mail received by the Board into the record.

OPEN TO PUBLIC

n/a;



MINUTES

A motion was made by Mr. Di Dio and seconded by Mr. Tam to approve the minutes for the September 28, 2023 Meeting. The motion passed (5-0-1):

Yes- Chung; Wong; Di Dio; Tam; Barad;

No- n/a;

Abstain- Amitai;

A motion was made by Mayor Glidden and seconded by Mr. Di Dio to approve the minutes for the October 4, 2023 Work Session. The motion passed (7-0-1):

Yes- Chung; Wong; Ferullo; Di Dio; Tam; Glidden; Barad;

No- n/a;

Abstain- Amitai;

RESOLUTIONS

n/a;

CASELOAD

n/a;

LIAISON REPORTS

Councilwoman Amitai briefed the Board on the following:

- 1.) Borough is scheduling follow-up meetings with potential developers who submitted bids to convert former Village Middle School (511 Durie Avenue) to 35-unit affordable housing complex as per Borough's court-approved settlement with fair housing advocate (Fair Share Housing Center);

Mr. Wong briefed the Board on the following:

- 1.) Commission recently obtained Bronze Certification on behalf of Borough from Sustainable Jersey (nonprofit organization which assists municipalities with their green initiatives);

MISCELLANEOUS

The applicant's attorney for Case P-2023-11 (25 Mac Arthur Avenue/KHR United, LLC), scheduled to present this evening, requested a last-minute postponement to the November 30, 2023 Meeting due to a scheduling conflict.

The Board endorsed its amended Board application packet as prepared by Mr. Demarest, who will forward same to the Ordinance Committee for consideration and subsequent adoption by the Governing Body; Chairman Barad reminded that the Board previously endorsed revised escrow deposit schedules for both the Board Attorney and Board Engineer, which are included in said packet, at its September 28, 2023 Meeting.

To address the vacancies on both the Board's Ordinance, Planning and Zoning Review and Master Plan Implementation Standing Subcommittees, positions which were held by former Alternate #2, Zachary Messinger, Chairman Barad decided that Ms. Ferullo and Ms. Blum would be elevated from Alternate #1 to Full Member and from Alternate #2 to Alternate #1 on the former, respectively, while Ms. Batool would be elevated from Alternate #1 to Full Member on the latter for the remainder of calendar year 2023.

Mayor Glidden spoke of several upcoming annual holiday events, including the Halloween Festival and associated car show, co-sponsored by the Closter Parent-Teacher Organization (PTO) and Recreation Commission, to be held on



October 24th, Veterans Day services to be held on November 11th at Veterans Monument Park situated along the railway in the downtown area and the tree lighting ceremony at Borough Hall on December 3rd.

Mayor Glidden announced the Governing Body would hold a Special Meeting on November 9th to hear public feedback on whether or not to replace John Mc Caffrey, the caretaker of Mac Bain Farm Park.

Mayor Glidden advised that the Borough would likely host its next Joint Meeting, during which the Board gathers with the Governing Body, Zoning Board of Adjustment, Historic Preservation Commission, Improvement Commission, Shade Tree Commission and Environmental Commission to discuss land use matters and brainstorm how to improve upon the Borough's existing ordinances and enforcement agencies without taking formal action, sometime early next year; he said his administrative assistant, Leslie Weatherly, would spearhead the planning.

ADJOURNMENT

7:57pm

