

# Planning Board

October 4, 2023  
Work Session  
Minutes



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**\*THESE PROCEEDINGS WERE HELD VIRTUALLY\***

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## **CALL TO ORDER**

7:31pm

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## **ATTENDANCE**

### **Present**

David Barad, MD- Class IV/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  
Avia Blum- Class IV/Alternate #1  
Jaepil Chung - Class IV/Alternate #2  
Daniel Steinhagen, Esq.- Board Attorney  
Nicholas De Nicola, PE - Board Engineer  
Paul Demarest- Board Coordinator/Secretary

### **Absent**

Dean Paltos- Class IV/Vice Chairman  
Ansar Batool- Class IV/Full Member

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## **CORRESPONDENCE**

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

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## **OPEN TO PUBLIC**

n/a;

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**MINUTES**

Mr. Demarest informed that the minutes for the September 28, 2023 Meeting were not yet finalized, and a Board vote to approve them was postponed to the October 26, 2023 Meeting.

**RESOLUTIONS**

n/a;

**COMPLETENESS REVIEW****#1 CASE P-2023-11**

APPLICANT:	KHR UNITED, LLC
SUBJECT PROPERTY:	25 MAC ARTHUR AVENUE
BLOCK/LOT:	2211/28
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	NOT RECEIVED
AFFIDAVIT OF SERVICE:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

**Synopsis**

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received August 22, 2023 and scheduled for the September 6, 2023 Work Session; in order for the applicant to address the Board Engineer's extensive review comments, the case was postponed to the **October 4, 2023 Work Session**.

**Prior Board Requests**

n/a;

**New Board Requests**

- 1.) address all items in letter prepared by Board Engineer and dated August 30, 2023;
- 2.) revise site plan to indicate both existing sidewalk and curb along Mac Arthur Avenue are comprised of asphalt not concrete;
- 3.) submit tree removal permit application accompanied by Borough Tree Expert's report and mitigation plan;

**Decision**

A motion was made by Mr. Di Dio and seconded by Mayor Glidden to deem the application complete and schedule it for the October 26, 2023 Meeting pending the receipt of requested items and public noticing requirements. The motion passed (8-0-1):

**Yes-** Blum; Wong; Ferullo; Di Dio; Amitai; Tam; Glidden; Barad;

**No-** n/a;

**Abstain-** Chung;

**#2 CASE P-2023-04**

APPLICANT:	CAPITAL HARDWARE SUPPLY, LLC
SUBJECT PROPERTY:	10 RAILROAD AVENUE
BLOCK/LOT:	1205/8
ZONING DISTRICT:	5 (INDUSTRIAL)
REPRESENTATION:	DEAN STAMOS, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2023/1 <sup>ST</sup> QUARTER
AFFIDAVIT OF SERVICE:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

**Synopsis**

The applicant is seeking Site Plan Approval for the as-built expansion of a parking lot to supplement a non-residential building (heating, ventilation and air conditioning components distribution/manufacturing facility); the application was received March 31, 2023 and scheduled for the June 7, 2023 Work Session; being the applicant failed to submit a site plan mandatory for the Board Engineer's review, the case was postponed to the July 5, 2023 Work Session and, again due in part to the applicant's attorney traveling abroad, to the September 6, 2023 Work Session; being the applicant, again, failed to submit a site plan mandatory for the Board Engineer's review, the case was postponed to the **October 4, 2023 Work Session**.

### **Prior Board Requests**

n/a;

### **New Board Requests**

- 1.) address all items in letter prepared by Board Engineer and dated September 27, 2023;
- 2.) redesign proposal as intended by applicant, which would include construction of detached storage building, and provide architectural as well as revise both Board application and site plan accordingly;

### **Decision**

A motion was made by Mr. Di Dio and seconded by Councilwoman Amitai to deem the application incomplete and schedule it for the November 1, 2023 Work Session pending the receipt of requested items. The motion passed (8-0-1):

**Yes-** Blum; Wong; Ferullo; Di Dio; Amitai; Tam; Glidden; Barad;

**No-** n/a;

**Abstain-** Chung;

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### **LIAISON REPORTS**

Councilwoman Amitai briefed the Board on the following:

- 1.) Borough officials recently met with 3 of 6 prospective 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), which will soon be followed by meeting with 3 remaining developers, and culminate with Governing Body making selection within next 2 to 3 weeks (Mayor Glidden mentioned that 1 proposal, which would likely not pass muster in terms of zoning, involves developer redeveloping 511 Durie Avenue at no cost in exchange for permission to construct 170 housing units on Blanch Avenue at site of now-defunct Closter Swim Club);

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### **MISCELLANEOUS**

To allow for additional time to review, the Board further delayed endorsing the amended Board application packet as prepared by Mr. Demarest, to the October 26, 2023 Meeting; Mr. Demarest, however, mentioned certain initial comments submitted by Councilwoman Amitai and was advised by Mr. Steinhagen that underground utility installations should not be mentioned in the packet nor should the recent lead-based paint regulations imposed by the State of New Jersey for rental dwelling units. He also instructed that of the 4 forms in the packet that request notarization, only the Affidavit of Ownership, Consent to Representation and Affidavit of Service forms require such while the Consent to Extension of Time form does not.

A motion was made by Mayor Glidden and seconded by Councilwoman Amitai to approve the revised draft of the Board's proposal amending Chapter 200 of the Borough Code to require the installation of underground electric and telecommunication utility services for 1- and 2-family house projects, both those involving new construction as well as additions/reconstruction whereby the existing roof area and/or floor area ratio (FAR) is increased by one-third or more. The motion passed by unanimous consent with Mr. Chung abstaining.

With respect to the Blanch Avenue site of the now-defunct Closter Swim Club, Councilwoman Amitai suggested the Board brainstorm potential future use(s) on-site. Mayor Glidden pointed out the Borough has secured grant monies to clean up the contaminated parcel; Mr. De Nicola clarified the funding was received from the New Jersey Department of Environmental Protection (NJDEP)-administered Hazardous Discharge Site Remediation Fund (HDSRF). He noted deciding upon a future use of the site will be challenging because it is both contaminated and environmentally restricted being it must be preserved as open space via deed restriction. Mr. Steinhagen pointed out if the Board opts to move



forward, engaging the Borough Planner (Caroline Reiter, PP) to assist with amending the Borough's Master Plan would be beneficial, noting there must be incentives to attract developers to such a project. Chairman Barad agreed, stating the Board's Master Plan Implementation Subcommittee should initiate the process.

Ms. Ferullo announced the Closter Parent-Teacher Organization (PTO) will host its annual Fall Social and Halloween Festival on October 24<sup>th</sup> and October 29<sup>th</sup> respectively, and the Food Truck Festival will be hosted by the Closter Republican Party on October 8<sup>th</sup>.

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**ADJOURNMENT**

8:41pm

