

Planning Board

November 1, 2023
Work Session
Minutes



THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:31pm

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
Ansar Batool- 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

CORRESPONDENCE

The Board did not receive any correspondence since its October 26, 2023 Meeting.

OPEN TO PUBLIC

n/a;



MINUTES

A motion was made by Councilwoman Amitai and seconded by Mr. Di Dio to approve the minutes for the October 26, 2023 Meeting. The motion passed (7-0-0):

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

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

RESOLUTIONS

n/a;

COMPLETENESS REVIEW**#1 CASE P-2023-12**

APPLICANT:	CLOSTER RESTAURANT 1165, LLC
SUBJECT PROPERTY:	180 HOMANS AVENUE
BLOCK/LOT:	1607/2
ZONING DISTRICT:	3 (BUSINESS)
REPRESENTATION:	DAVID SHAFKOWITZ, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2023/3 RD QUARTER
AFFIDAVIT OF SERVICE:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

Synopsis

The applicant is seeking Site Plan Approval for parking lot modifications to accommodate the installation of a 2nd drive-through lane, canopy and menu board to supplement a fast-food restaurant; the application was received September 18, 2023 and scheduled for the **November 1, 2023 Work Session**.

Prior Board Requests

n/a;

New Board Requests

- 1.) address all items in letter prepared by Board Engineer and dated October 16, 2023;
- 2.) submit tree removal permit application accompanied by Borough Tree Expert's report and mitigation plan;
- 3.) provide 2 shade tree plantings along Homans Avenue as per administrative report prepared by Shade Tree Commission and revise site plan accordingly;
- 4.) provide construction/elevation detail on proposed menu board and revise site plan accordingly;
- 5.) consider installing electric vehicle charging stations in parking lot or providing make-ready parking spaces in alternative and revise site plan accordingly;
- 6.) provide additional traffic signage, crosswalk and/or other delineation for pedestrian circulation on-site;

Decision

A motion was made by Mr. Di Dio and seconded by Councilwoman Amitai to deem the application complete and schedule it for the November 30, 2023 Meeting pending the receipt of requested items and public noticing requirements. The motion passed (9-0):

Yes- Chung; Blum; Wong; Ferullo; Batool; Di Dio; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

#2 CASE P-2023-14

APPLICANT: KATHERINE WANG



SUBJECT PROPERTY: 470 ANDERSON AVENUE
 BLOCK/LOT: 2306/45.01
 ZONING DISTRICT: 1 (RESIDENTIAL A)
 REPRESENTATION: MATTHEW CAPIZZI, ESQ.
 REAL ESTATE TAX: CURRENT THRU 2023/3RD QUARTER
 AFFIDAVIT OF SERVICE: N/A
 AFFIDAVIT OF PUBLICATION: N/A

Synopsis

The applicant is seeking a Design Waiver for the as-built installation of a privacy fence, which also serves as a swimming pool barrier, 2 driveway pillars and motorized gate to supplement a 1-family house; the application was received October 16, 2023 and scheduled for the **November 1, 2023 Work Session**.

Prior Board Requests

n/a;

New Board Requests

- 1.) provide legal guidance as to how Board can retain jurisdiction, despite faulty wording of Chapter 103-2 of Borough Code with respect to residential fencing, taking into account its prior history in rendering 2 decisions on Subdivision requests involving subject parcel (to be furnished by Board Attorney);

Decision

A motion was made by Mr. Di Dio and seconded by Mayor Glidden to deem the application complete and schedule it for the November 30, 2023 Meeting pending the receipt of requested items and public noticing requirements. The motion passed (9-0):

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

No- n/a;

Abstain- n/a;

LIAISON REPORTS

Councilwoman Amitai briefed the Board on the following:

- 1.) Governing Body is convening Special Meeting on November 9th to hear public feedback on 2 respondents to public bid for caretaker position at Mac Bain Farm;
- 2.) Borough's annual Harvest Festival at Mac Bain Farm was success with high public turnout;
- 3.) Borough will host its annual tree lighting ceremony at Borough Hall on December 3rd;
- 4.) Nature Center will host discussion on bats on November 5th;
- 5.) Veterans Day services will be held on November 11th at Veterans Monument Park situated along railway in downtown area;

MISCELLANEOUS

In response to Councilwoman Amitai, Mr. Steinhagen said he has yet to receive feedback from the Borough Attorney, William Bailey, Esq., with respect to the Board's forwarded ordinance proposal, which it approved at its October 4, 2023 Work Session, 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.

Mayor Glidden encouraged all to vote on Election Day, November 7th.

Mayor Glidden commended the Board's Master Plan Implementation Subcommittee on quickly engaging the Borough Planner (Caroline Reiter, PP) to assist with possible future use(s) of the Blanch Avenue site of the now-defunct Closter Swim Club, especially being the Borough is nearing completion in determining the extent of contamination on-site and the required remediation.



In light of questions raised by the Board this evening during its completeness review of Case P-2023-14 (470 Anderson Avenue/Wang), Mr. Steinhagen agreed to provide a recommendation for the Governing Body's consideration on how to correct Chapter 103-2 of the Borough Code and make clear whether the Planning Board or Zoning Board of Adjustment has jurisdiction over relief sought for residential fencing when a Use Variance is not involved, in which case the Zoning Board of Adjustment has sole jurisdiction.

ADJOURNMENT

8:39pm

