

# Planning Board

November 30, 2023

Meeting  
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  
Dean Paltos- Class IV/Vice Chairman  
John Glidden- Class I/Mayor  
Tsun-Yam Tam- Class II/Borough Historian  
Angela Ferullo- Class IV/Full Member  
Conway Wong- Class IV/Full Member/Environmental Commission Liaison  
Daniel Steinhagen, Esq.- Board Attorney  
Nicholas De Nicola, PE - Board Engineer  
Paul Demarest- Board Coordinator/Secretary

### **Absent**

Victoria Amitai- Class III/Councilperson/Council Liaison  
Robert Di Dio- Class IV/Full Member  
Ansar Batool- Class IV/Full Member  
Avia Blum- Class IV/Alternate #1  
Jaepil Chung - Class IV/Alternate #2

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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**

A motion was made by Mr. Tam and seconded by Mayor Glidden to approve the minutes for the November 1, 2023 Work Session. The motion passed (5-0-0):

**Yes-** Wong; Ferullo; Tam; Glidden; Barad;

**No-** n/a;

**Abstain-** n/a;

**RESOLUTIONS**

n/a;

**CASELOAD****#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:	CURRENT THRU 2023/4 <sup>TH</sup> QUARTER
AFFIDAVIT OF SERVICE:	OCTOBER 12, 2023
AFFIDAVIT OF PUBLICATION:	OCTOBER 13, 2023

**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, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the October 26, 2023 Meeting; due to a scheduling conflict with the applicant's attorney, the case was postponed to the **November 30, 2023 Meeting**.

**Relief Sought**

- 1.) Soil Movement (<250 cy permitted/810 cy provided);

**Witnesses**

- 1.) Steven Koestner, PE/PLS, 61 Hudson Street, Hackensack, New Jersey;

**Exhibits**

n/a;

**Prior Completeness Review 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;

**Prior Meeting Requests**

n/a;

**New Meeting Requests**

n/a;

**Public Questions**

- 1.) Joseph Bianco, RA/PP, 7 Mac Arthur Avenue, Closter, New Jersey;



**Public Comments**

n/a;

**Decision**

A motion was made by Mr. Tam and seconded by Vice Chairman Pialtos to approve the application. The motion passed (6-0-0):

**Yes-** Wong; Ferullo; Tam; Glidden; Pialtos; Barad;

**No-** n/a;

**Abstain-** n/a;

**Conditions**

- 1.) address all items in 2 emails prepared by Board Engineer and dated October 17, 2023 and November 27, 2023 respectively;
- 2.) install 3<sup>rd</sup> seepage pit in rear yard to capture drainage generated from proposed swale which would otherwise travel onto adjacent/left-facing lot (19 Mac Arthur Avenue) and revise site plan accordingly;
- 3.) relocate 2 proposed shade trees situated along thoroughfare to be setback 5' from sidewalk towards house and revise site plan accordingly;
- 4.) revise transportation route provided in Board application to include High Street and Old Hook Road as means of exporting soil from Borough;

**LIAISON REPORTS**

n/a;

**MISCELLANEOUS**

Chairman Barad said he would be forwarding an emailed link received from the Borough Administrator, James Winters, so that all Borough employees and volunteers can update their contact information in order for the Borough's personnel manual to be revised and distributed by year's end.

A motion was made by Ms. Ferullo and seconded by Vice Chairman Pialtos to adopt the Board's 2024 Work Session and Meeting Schedule which was vetted for conflicts with secular and religious holidays. The motion passed (6-0-0):

**Yes-** Wong; Ferullo; Tam; Glidden; Pialtos; Barad;

**No-** n/a;

**Abstain-** n/a;

**ADJOURNMENT**

8:14pm

