

Planning Board

July 27, 2023

Meeting

Minutes



THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:32pm

ATTENDANCE

Present

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

Absent

Dean Paltos- Class IV/Vice Chairman
John Glidden- Class I/Mayor
Ansar Batool- Class IV/Full Member
Conway Wong- Class IV/Full Member/Environmental Commission Liaison
Zachary Messinger- Class IV/Alternate #2

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 July 5, 2023 Work Session and Meeting. The motion passed (4-0-1):

Yes- Ferullo; Di Dio; Tam; Barad;

No- n/a;

Abstain- Amitai;

RESOLUTIONS

n/a;

CASELOAD**#1 CASE P-2023-06**

APPLICANT:	25 HALSEY, LLC
SUBJECT PROPERTY:	25 HALSEY LANE
BLOCK/LOT:	2207/13
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2023/2 ND QUARTER
AFFIDAVIT OF SERVICE:	JULY 11, 2023
AFFIDAVIT OF PUBLICATION:	JULY 16, 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 June 8, 2023 and scheduled for the July 5, 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 **July 27, 2023 Meeting**.

Relief Sought

- 1.) Soil Movement (<250 cy permitted/314 cy provided);

Witnesses

- 1.) Sean Mc Clellan, PE, Lantelme, Kurens & Associates, PC, 101 West Street, Hillsdale, New Jersey;

Exhibits

- O-1: letter of concern regarding drainage impact of proposal on 20 Halsey Lane, prepared by Katalin Mauksch and dated June 19, 2023;

Prior Completeness Review Requests

- 1.) address all items in letter prepared by Board Engineer and dated June 13, 2023;
- 2.) clarify discrepancy between Board application and site plan as to cubic yardage of proposed soil movement;
- 3.) confirm which corporate entity owns subject property and revise both Board application and site plan accordingly;
- 4.) investigate condition of existing 12"-diameter pine located in rear yard for potential removal and revise both Board application and site plan accordingly;
- 5.) provide tree removal permit application, proposed mitigation plan and report prepared by Borough's Tree Expert;
- 6.) obtain administrative report prepared by Shade Tree Commission;
- 7.) revise site plan to better notate that existing underground heating oil storage tank will be removed;

Prior Meeting Requests

n/a;

New Meeting Requests

n/a;



Public Questions

- 1.) David Stamberg, 20 Patton Lane, Closter, New Jersey;

Public Comments

n/a;

Decision

A motion was made by Councilwoman Amitai and seconded by Ms. Ferullo to approve the application. The motion passed (6-0-0):

Yes- Blum; Ferullo; Di Dio; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Conditions

- 1.) revise site plan to reflect correct square footage and percentages for both existing building and impervious coverages indicated in bulk standards chart;

#2 CASE P-2023-05

APPLICANT:	DOMOTO, LLC
SUBJECT PROPERTY:	CLOSTER COMMONS UNIT D1
BLOCK/LOT:	1607/3.32
ZONING DISTRICT:	3 (BUSINESS)
REPRESENTATION:	BENJAMIN WINE, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2023/1 ST QUARTER
AFFIDAVIT OF SERVICE:	JUNE 23, 2023; JULY 17, 2023
AFFIDAVIT OF PUBLICATION:	JUNE 23, 2023; JULY 17, 2023

Synopsis

The applicant is seeking Site Plan Approval for the tenancy by a food establishment (restaurant), as well as parking lot modifications, within a non-residential condominium unit of a shopping center; **NOTE:** landlord/shell construction to convert the subject property from a 1- to 7-tenant space unit is underway; the application was received May 24, 2023 and scheduled for the June 7, 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 June 29, 2023 Meeting; being the applicant provided faulty public noticing, the case was postponed to the July 5, 2023 Meeting; the applicant's architect and planner, of which the latter also appeared on behalf of the applicant's engineer, testified and were cross-examined, and the case was adjourned, pending the Board's receipt of requested items, to the **July 27, 2023 Meeting**.

Relief Sought

- 1.) Site Plan Approval-
 - a.) Design Waiver: number of parking spaces <shopping center in its entirety> (373 parking spaces minimum required of which 25 are generated from proposed restaurant/333 parking spaces provided);

Witnesses

- 1.) Harry Tuvel, PE/PP, 629 Ridge Court, Ridgefield, New Jersey (**NOTE:** Witness #1 appeared both as applicant's engineer, on behalf of Michael Hubschman, PE, 263(A), South Washington Avenue, Bergenfield, New Jersey, and as applicant's planner);

Exhibits

- A-1: pre-filed (digital only) site plan prepared by Michael Hubschman, PE, 263(A), South Washington Avenue, Bergenfield, New Jersey, dated April 13, 2023 and last revised July 17, 2023;

Prior Completeness Review Requests

- 1.) address all items in letter prepared by Board Engineer and dated June 5, 2023;
- 2.) submit tree removal permit application accompanied by Borough Tree Expert's report and mitigation plan;
- 3.) confer with landlord on installation of several electrical vehicle charging stations in parking lot and revise site plan accordingly;
- 4.) confer with landlord on installation of traffic signage, speed bumps, etc. in parking lot to vastly improve on-site circulation and revise site plan accordingly;



- 5.) confer with landlord on enhancing existing accessible ramp for subject unit and/or its immediate surroundings (vegetation buffer, curbing, etc.) to curtail safety concerns about its proximity to driveway aisle and revise site plan accordingly;
- 6.) obtain administrative reports from Police Department and Fire Marshal;
- 7.) confer with landlord installing refuse collection enclosure to centralize dumpsters currently situated in parking spaces throughout subject property and revise site plan accordingly;
- 8.) consider providing outdoor dining accommodations near proposed storefront and revise site plan accordingly;
- 9.) verify existing loading dock remains functional in light of proposed walkway in its vicinity;
- 10.) provide impact protection for subject unit's utility meter bank and revise site plan accordingly;
- 11.) ensure red light identifying existing standpipe (Siamese connection) near loading dock is functioning;

Prior Meeting Requests

- 1.) revise architectural, both hard and digital copy, to reflect proposed number of customer seats being 52 rather than 50;
- 2.) provide vehicular impact protection for exposed utility piping near proposed loading area for deliveries and revise site plan accordingly;
- 3.) further explore how to shorten travel route of customers, especially those with disabilities, accessing proposed restaurant via both existing landing and ramp;
- 4.) revise site plan to depict proposed stop sign, to be installed at exit accessing Homans Avenue, will be on right, not left, side of curb cut;
- 5.) provide additional stop signs, stop bars and speed tables in both driveway aisles abutting subject corner condominium unit to discourage motorists from speeding and allowing them to better maneuver turns in vicinity and revise site plan accordingly;
- 6.) eliminate storage of construction trailers, snow removal equipment, etc. in several parking spaces throughout parking lot;
- 7.) provide shrubbery in grass strip at ramp near proposed restaurant as well as enhance vegetation in vicinity of Closter Commons Unit D2 and associated drive-through canopy and revise site plan accordingly;
- 8.) revise site plan to include 2nd dumpster to be utilized exclusively for recycling and situate it within same parking space where proposed 1st dumpster is located;
- 9.) provide lighting plan for travel route of customers accessing proposed restaurant via both existing landing and ramp;

New Meeting Requests

n/a;

Public Questions

n/a;

Public Comments

n/a;

Decision

A motion was made by Mr. Di Dio and seconded by Councilwoman Amitai to approve the application. The motion passed (6-0-0):

Yes- Blum; Ferullo; Di Dio; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Conditions

- 1.) provide hard copy of Exhibit A-1, which indicates switchback design for ramp with both ramp and associated walkway having 5' widths;
- 2.) provide 1'-wide grass buffer on outer side of walkway associated with ramp (abutting driveway aisle) and revise site plan accordingly;
- 3.) provide vehicular impact protection (bollards) for exposed utility piping near proposed loading area for deliveries and revise site plan accordingly;
- 4.) provide 2nd dumpster to be utilized exclusively for recycling situated within same parking space where proposed 1st dumpster is located and revise site plan accordingly;
- 5.) provide wall pack lighting fixtures to illuminate both proposed exterior doorway accessing restaurant and ramp;



- 6.) provide additional stop sign and stop bar at intersection of driveway aisles where parking lot access at Ver Valen Street and drive-through canopy meet, especially given recent vehicular accident(s) on-site, and revise site plan accordingly;

#3 CASE P-2023-08

APPLICANT: GOLD COAST BUILDERS, LLC
 SUBJECT PROPERTY: 333 RUCKMAN ROAD
 BLOCK/LOT: 2004/41
 ZONING DISTRICT: 1 (RESIDENTIAL A)
 REPRESENTATION: DONNA VELLEKAMP, ESQ.
 REAL ESTATE TAX: CURRENT THRU 2023/2ND QUARTER
 AFFIDAVIT OF SERVICE: JULY 12, 2023
 AFFIDAVIT OF PUBLICATION: JULY 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 June 22, 2023 and scheduled for the July 5, 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 **July 27, 2023 Meeting**.

Relief Sought

- 1.) Soil Movement (<250 cy permitted/506 cy provided);

Witnesses

- 1.) Sean Mc Clellan, PE, Lantelme, Kurens & Associates, PC, 101 West Street, Hillsdale, New Jersey;

Exhibits

n/a;

Prior Completeness Review Requests

- 1.) address all items in letter prepared by Board Engineer and dated June 26, 2023 (with exception of latter portion of Item #10 as it relates to contours which applicant addressed);
- 2.) provide both deed to subject property, which is recorded with County Clerk and indicates current ownership, and purchase contract between owner and applicant;
- 3.) provide proposed tree mitigation plan and report prepared by Borough's Tree Expert;
- 4.) provide soil analysis and percolation test;
- 5.) consider retaining existing 18"-diameter pine located in rear yard slated for removal by repositioning proposed retaining wall and/or seepage in vicinity and revise site plan accordingly;
- 6.) correct addendum to tree removal permit application to reflect 18"-, not 8"-, diameter pine is proposed for removal;
- 7.) consider installation of photovoltaic system being location of subject property qualifies it for solar energy via roof;
- 8.) eliminate 1 Garry Road from proposed front yard setback calculations and revise site plan accordingly;
- 9.) redesign curb cut/width of proposed driveway to ensure health of existing easterly 22"-diameter maple, given its shallow/exposed root system, and revise site plan accordingly;

Prior Meeting Requests

n/a;

New Meeting Requests

n/a;

Public Questions

n/a;

Public Comments

n/a;

Decision



A motion was made by Councilwoman Amitai and seconded by Mr. Di Dio to approve the application without conditions. The motion passed (6-0-0):

Yes- Blum; Ferullo; Di Dio; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Conditions

n/a;

LIAISON REPORTS

Councilwoman Amitai briefed the Board on the following:

- 1.) ongoing musical series sponsored by Mayor Glidden's Committee for the Arts continues with 4 concerts in August;
- 2.) Borough is preparing another request for proposal (RFP) seeking developers 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) replacing corporation affiliated with Bergen County Housing Authority which withdrew from project;
- 3.) Borough is hosting presentation by entomologist on August 17th regarding how to curtail impact of spotted lanternfly on agricultural crops and hardwood trees;
- 4.) Police Department is hosting event on August 1st celebrating internationalism;
- 5.) Harvest Festival will be held at Mac Bain Farm on October 29th;

MISCELLANEOUS

Chairman Barad said the Borough should rethink its fence ordinance and incorporate means by which to curtail deer infiltration.

Chairman Barad asked Board members to consider the feasibility of conducting hybrid (in-person and virtual) proceedings in preparation for a future discussion.

Mr. Steinhagen updated that the draft amending Chapter 200 of the Borough Code to mandate underground electric utility service installations for both new 1- and 2-family house construction projects as well as in those instances where there is any increase in the floor area of such existing buildings, is being reviewed by the Borough Attorney.

ADJOURNMENT

8:55pm

