

Planning Board

August 31, 2023

Meeting

Minutes



THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:30pm

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
- Ansar Batool- Class IV/Full Member
- 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

- Dean Paltos- Class IV/Vice Chairman
- Robert Di Dio- Class IV/Full Member
- Avia Blum- Class IV/Alternate #1
- 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. Tam and seconded by Councilwoman Amitai to approve the minutes for the August 2, 2023 Work Session. The motion passed (5-0-0):

Yes- Wong; Ferullo; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

RESOLUTIONS

A motion was made by Councilwoman Amitai and seconded by Ms. Ferullo to memorialize the Resolution for Case P-2023-05 (Closter Commons Unit D1/Domoto, LLC). The motion passed (4-0-0):

Yes- Ferullo; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

CASELOAD**#1 CASE P-2023-09**

APPLICANT:	CLOSTER, NEW JERSEY BOARD OF EDUCATION
SUBJECT PROPERTY:	340 HOMANS AVENUE
BLOCK/LOT:	1608/8
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	STEPHEN FOGARTY, ESQ.
REAL ESTATE TAX:	EXEMPT
AFFIDAVIT OF SERVICE:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

Synopsis

The applicant is seeking Concept Review for the installation of 1 modular building (4 classrooms and 1 faculty room) to supplement an elementary school; **NOTE:** being the application is solely a courtesy to the Board, completeness review at a Work Session and public noticing requirements are waived; the application was received August 8, 2023 and scheduled for the **August 31, 2023 Meeting**.

Relief Sought

n/a;

Witnesses

- 1.) Roderick Watkins, RA, Di Cara I Rubino Architects Co., 30 Galesi Drive, Wayne, New Jersey;
- 2.) Floro Villanueva, Business Administrator- Closter Public Schools, 340 Homans Avenue, Closter, New Jersey;

Exhibits

n/a;

Prior Completeness Review Requests

n/a;

Prior Meeting Requests

n/a;

New Meeting Requests

n/a;

Public Questions

n/a;



Public Comments

n/a;

Decision

A motion was made by Mayor Glidden and seconded by Councilwoman Amitai to authorize the Board Attorney to prepare a Resolution detailing the Board's determination that the proposal is consistent with both the Borough's 1981 Master Plan and 2018 Housing Element and Fair Share Plan. The motion passed (6-0-0):

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

No- n/a;

Abstain- n/a;

Late Arrival- Batool;

Conditions

n/a;

LIAISON REPORTS

n/a;

MISCELLANEOUS

In light of several members' absence, the Board delayed discussing and endorsing the amended Board application packet as prepared by Mr. Demarest, which includes revised escrow deposit schedules for both the Board Attorney and Board Engineer, to the September 6, 2023 Work Session.

Concerning the Board's pending recommendation to the Governing Body for an ordinance amendment to Chapter 200 of the Borough Code, Councilwoman Amitai informed that the Ordinance Committee requested reconsideration from the Board as to what the threshold should be in determining whether underground electric and telecommunication utility service installations should be required for 1- and 2-family house construction projects; the Board agreed that new construction and addition/reconstruction projects, the latter of which result in the increase of existing roof area and/or floor area ratio (FAR) by one-third or more, should be the threshold at which underground electric and telecommunication utility services are mandated by ordinance. Mr. Steinhagen clarified that the proposed ordinance amendment would have no bearing on the Zoning Board of Adjustment's ability to require underground installations as it sees fit for applicants seeking relief; he also advised that verbiage should be included to prevent avoidance of underground installations via multi-phasing construction projects over time.

Chairman Barad stated the Board's Council on Affording Housing (COAH) Committee recently met with 6 prospective developers who submitted bids to convert the former Village Middle School (511 Durie Avenue) to a 35-unit affordable housing complex as per the Borough's court-approved settlement with the fair housing advocate, Fair Share Housing Center.

ADJOURNMENT

9:02pm

