

# Planning Board

January 25, 2024

Meeting  
Minutes



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**\*THESE PROCEEDINGS WERE HELD VIRTUALLY DUE TO THE COVID-19 PANDEMIC\***

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## **CALL TO ORDER**

7:30pm

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## **2024 REORGANIZATION**

### **Full Members**

Dean Paltos- Reappointed as Class IV  
(New 4-Year Term Expiring December 31, 2027);

### **Alternates**

Jaepil Chung- Elevated to Class IV/#1  
(Existing 2-Year Term Expiring December 31, 2024);

Lawrence Reines- Appointed to Class IV/#2  
(New 2-Year Term Expiring December 31, 2025);

### **Liaisons**

VACANT- Environmental Commission;

### **Ordinance, Planning and Zoning Review Subcommittee**

Chairman Barad postponed the Subcommittee’s reformation to the February 7, 2024 Work Session.

### **Master Plan Implementation Subcommittee**

Chairman Barad postponed the Subcommittee’s reformation to the February 7, 2024 Work Session.

### **Council on Affordable Housing (COAH) Subcommittee**

Chairman Barad postponed the Subcommittee’s reformation to the February 7, 2024 Work Session.

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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  
 Avia Blum- Class IV/Full Member  
 Jaepil Chung- Class IV/Alternate #1  
 Lawrence Reines- Class IV/Alternate #2  
 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  
 VACANT- Environmental Commission Liaison

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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 Mayor Glidden and seconded by Mr. Tam to approve the minutes for the December 28, 2023 Meeting. The motion passed (6-0-0):

**Yes-** Chung; Blum; Ferullo; Tam; Glidden; Barad;

**No-** n/a;

**Abstain-** n/a;

A motion was made by Mr. Tam and seconded by Mayor Glidden to approve the minutes for the January 4, 2024 Work Session and Meeting. The motion passed (5-0-0):

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

**No-** n/a;

**Abstain-** n/a;

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### **RESOLUTIONS**

A motion was made by Mr. Tam and seconded by Ms. Ferullo to memorialize the Resolution for Case P-2023-14 (470 Anderson Avenue/Wang). The motion passed (5-0-0):

**Yes-** Chung; Blum; Ferullo; Tam; Barad;

**No-** n/a;

**Abstain-** n/a;

A motion was made by Mayor Glidden and seconded by Mr. Tam to memorialize the Resolution for Case P-2023-12 (180 Homans Avenue/Closter Restaurant 1165). The motion passed (5-0-0):

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

**No-** n/a;

**Abstain-** n/a;



**SUBCOMMITTEE REPORTS**

n/a;

**LIAISON REPORTS**

n/a;

**CASELOAD****#1 CASE P-2023-15**

APPLICANT:	RAVE DEVELOPMENT, LLC
SUBJECT PROPERTY:	8 WALKER AVENUE
BLOCK/LOT:	1904/8
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2023/4 <sup>TH</sup> QUARTER
AFFIDAVIT OF SERVICE:	JANUARY 10, 2024
AFFIDAVIT OF PUBLICATION:	JANUARY 11, 2024

**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 December 21, 2023 and scheduled for the January 4, 2024 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 **January 25, 2024 Meeting**.

**Relief Sought**

- 1.) Soil Movement (<250 cy permitted/652 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 December 28, 2023;
- 2.) obtain administrative report prepared by Shade Tree Commission;

**Prior Meeting Requests**

n/a;

**New Meeting Requests**

n/a;

**Public Questions**

n/a;

**Public Comments**

n/a;

**Decision**

A motion was made by Vice Chairman Paltos and seconded by Ms. Blum to approve the application. The motion passed (8-0-0):

**Yes-** Reines; Chung; Blum; Ferullo; Tam; Glidden; Paltos; Barad;

**No-** n/a;



**Abstain-** n/a;

**Conditions**

- 1.) ensure installation of deer guards on all shade and private trees to be planted as per requirements of Shade Tree Commission and Borough Tree Expert respectively;
- 2.) install underground electric and telecommunication utility services (in lieu of overhead) contingent upon both availability of riser pole existing on same side of thoroughfare as subject lot and approval by relevant utilities and revise site plan accordingly;

**MISCELLANEOUS**

Vice Chairman Paltos suggested the Board require that conceptual architectural, both floor and elevation plans, be submitted as part of Major Soil Movement Permit applications; to do so, Mr. Steinhagen advised that the Governing Body would need to amend Chapter 167-5A of the Borough Code to include architectural as part of the application checklist requirements, which could expedite the Board's review of such applications by precluding certain questions Board members may otherwise have, especially during completeness review. Chairman Barad said the Board's Ordinance, Planning and Zoning Review Subcommittee could review such to formulate an effective argument to the Governing Body as to why an ordinance amendment is warranted.

Mr. Steinhagen informed that an affordable housing bill continues to make its way through the New Jersey Legislature which, if signed into law, would greatly impact the Borough's 4<sup>th</sup>, 10-year round of affordable housing obligations beginning July 1, 2025. He reminded that the Borough's cooperation with the process as well as its efforts to minimize the impact of the mandates within its 3<sup>rd</sup> round through vacant land adjustments and the redevelopment of the former Village Middle School, were exemplary; he said such was not the case for more-resistant municipalities, such as the Boroughs of Alpine and Englewood Cliffs, which would be far more impacted by such a bill than would Closter. He said the current iteration of the bill emphasizes the process of determining municipalities' fair share obligation and how such is applied.

**ADJOURNMENT**

8:31pm

