

Planning Board

January 4, 2024
Work Session & Meeting
Minutes



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

CALL TO ORDER

7:32pm

2024 REORGANIZATION

Full Members

- Tsun-Yam Tam- Reappointed as Class II/Borough Historian (New 1-Year Term Expiring December 31, 2024);
- Victoria Amitai- Reappointed as Class III/Councilperson/Council Liaison (New 1-Year Term Expiring December 31, 2024);
- Dean Pialtos- Reappointed as Class IV (New 4-Year Term Expiring December 31, 2027)- ***OATH OF OFFICE NOT ADMINISTERED***;
- Avia Blum- Elevated to 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)- ***OATH OF OFFICE NOT ADMINISTERED***;
- VACANT- Class IV/#2 (New 2-Year Term Expiring December 31, 2025);

Liaisons

- VACANT- Environmental Commission;

Chairperson

A motion was made by Councilwoman Amitai and seconded by Ms. Ferullo to nominate Dr. Barad as Chairperson of the Board for the calendar year 2024. The motion passed (6-0-0):

Yes- Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

Vice Chairperson

A motion was made by Mr. Tam and seconded by Councilwoman Amitai to nominate Mr. Pialtos as Vice Chairperson of the Board for the calendar year 2024. The motion passed (6-0-0):



Yes- Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

Secretary

A motion was made by Ms. Blum and seconded by Ms. Ferullo to nominate Mr. Demarest as Secretary of the Board for the calendar year 2024. The motion passed (6-0-0):

Yes- Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

Board Attorney

A motion was made by Councilwoman Amitai and seconded by Ms. Ferullo to nominate Daniel Steinhagen, Esq. of Beattie Padovano, LLC as Board Attorney for the calendar year 2024. The motion passed (6-0-0):

Yes- Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

Board Engineer

A motion was made by Councilwoman Amitai and seconded by Mr. Tam to nominate Nicholas De Nicola, PE of Boswell Engineering, Inc. as Board Engineer for the calendar year 2024. The motion passed (6-0-0):

Yes- Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

Calendar

Despite the Board previously adopting the 2024 Work Session and Meeting Schedule at its December 28, 2023 Meeting, Mr. Steinhagen advised it is required to do so on the date of its Reorganization.

A motion was made by Ms. Batool and seconded by Ms. Ferullo 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- Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

Newspapers

A motion was made by Ms. Batool and seconded by Ms. Ferullo to approve both *The Record* and *The Star-Ledger* as the Board's official newspapers for purposes of public noticing for the calendar year 2024. The motion passed (6-0-0):

Yes- Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

Ordinance, Planning and Zoning Review Subcommittee

Due to the Board's lackluster attendance this evening, Chairman Barad postponed the Subcommittee's reformation to the January 25, 2024 Meeting.

Master Plan Implementation Subcommittee

Due to the Board's lackluster attendance this evening, Chairman Barad postponed the Subcommittee's reformation to the January 25, 2024 Meeting.



Council on Affordable Housing (COAH) Subcommittee

Due to the Board’s lackluster attendance this evening, Chairman Barad postponed the Subcommittee’s reformation to the January 25, 2024 Meeting.

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

CORRESPONDENCE

Chairman Barad read mail received by the Board into the record.

OPEN TO PUBLIC

n/a;

MINUTES

Due to their late distribution, the Board postponed a vote to approve the minutes for the December 28, 2023 Meeting to the January 25, 2024 Meeting.

RESOLUTIONS

Contingent upon the receipt of items required as per its voice votes of approval for Cases P-2023-14 (470 Anderson Avenue/Wang) & P-2023-12 (180 Homans Avenue/Closter Restaurant 1165), the Board intends to vote on memorializing the corresponding Resolutions, which Mr. Steinhagen is still preparing, at the January 25, 2024 Meeting.

COMPLETENESS REVIEW

#1 CASE P-2023-13

APPLICANT:	DCNY, INC.
SUBJECT PROPERTY:	42 HARVEY STREET
BLOCK/LOT:	901/6
ZONING DISTRICT:	2 (RESIDENTIAL B)



REPRESENTATION: RUSSELL ANDERSON, ESQ.
 REAL ESTATE TAX: NOT RECEIVED
 AFFIDAVIT OF SERVICE: N/A
 AFFIDAVIT OF PUBLICATION: N/A

Synopsis

The applicant is seeking Major Soil Movement Approval for the construction of an addition, portico, steps/landing, driveway expansion, patio (on-grade) and walkway to supplement a 1-family house; the application was received October 10, 2023 and scheduled for the November 1, 2023 Work Session; in order for the Zoning Officer to confirm Bulk Variance Relief from the Zoning Board of Adjustment is not required, the application was postponed to the December 6, 2023 Work Session and, again, to the **January 4, 2024 Work Session**.

Prior Board Requests

n/a;

New Board Requests

- 1.) address all items in letter prepared by Board Engineer and dated October 13, 2023;
- 2.) provide real estate certification confirming no delinquency as of current quarter;
- 3.) submit tree removal permit application accompanied by Borough Tree Expert's report and mitigation plan;
- 4.) obtain administrative report prepared by Shade Tree Commission;
- 5.) provide architectural elevations and floor plans;
- 6.) consider realigning portion of existing foundation located in left-facing side yard so that it would conform with minimum side yard setback requirement (15') given proposed scope of work already involves significant expansion and reconfiguration of existing foundation and revise site plan and architectural accordingly;

Decision

A motion was made by Ms. Batool and seconded by Mr. Tam to deem the application complete and schedule it for the January 25, 2024 Meeting pending the receipt of requested items and public noticing requirements. The motion passed (6-0):

Yes- Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Glidden;

#2 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 2023/4TH QUARTER
 AFFIDAVIT OF SERVICE: N/A
 AFFIDAVIT OF PUBLICATION: N/A

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**.

Prior Board Requests

n/a;

New Board 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;

Decision



A motion was made by Councilwoman Amitai and seconded by Ms. Ferullo to deem the application complete and schedule it for the January 25, 2024 Meeting pending the receipt of requested items and public noticing requirements. The motion passed (7-0):

Yes- Blum; Ferullo; Batool; Amitai; Tam; Glidden; Barad;

No- n/a;

Abstain- n/a;

MEETING CASELOAD

n/a;

LIAISON REPORTS

Councilwoman Amitai briefed the Board on the following:

- 1.) Borough was recently awarded grant to help compensate musicians performing at upcoming summer events to be held at Closter Plaza (19 Ver Valen Street);
- 2.) Senior Citizens' Center is planning several activities, trips, etc. for its members spearheaded by local resident (Linda Albelli);

MISCELLANEOUS

Dr. Barad informed he would draft a letter to the Governing Body requesting technology upgrades (both visual and audio capabilities) be made to the Council Chamber of Borough Hall so that the Board may pursue a hybrid option in conducting its proceedings whereby in-person and virtual means are utilized.

Dr. Barad asked Board members, especially those who wish to serve this year on any of the Board's 3 Subcommittees now to be reformed at the January 25, 2024 Meeting rather than this evening, to brainstorm topics of discussion as he intends them to be more proactive than reactive as in years past; as examples, he opined amending Chapter 103 of the Borough Code to require those seeking relief from residential fencing regulations should be the jurisdiction of the Zoning Board of Adjustment, not the Planning Board, and he also wants consider a reduction in the maximum allowance for impervious coverage in certain zoning districts of the Borough as requested by the Zoning Board of Adjustment in its most recent Annual Report.

Mr. Steinhagen informed that an affordable housing bill is quickly making its way through the New Jersey Legislature which, if signed into law, would greatly impact the Borough's 4th, 10-year round of affordable housing obligations beginning July 1, 2025; he said, among other actions, the bill would abolish the Council on Affordable Housing (COAH) agency. He emphasized while the Borough's efforts to minimize the impact of the mandates within its 3rd round were exemplary, it must be prepared to react within a few months if the bill pushes through; he acknowledged the Borough is mostly built out at this point.

Mayor Glidden stated that the Borough intends to host its next Joint Meeting, at which the Board gathers with the Governing Body, Zoning Board of Adjustment, Historic Preservation Commission, Improvement Commission, Shade Tree Commission and Environmental Commission to discuss land use matters, sometime in February.

ADJOURNMENT

8:32pm

