

Planning Board

February 29, 2024
Meeting
Minutes



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

CALL TO ORDER

7:30pm

2024 REORGANIZATION

Liaisons

VACANT- Environmental Commission;

Master Plan Implementation Subcommittee

Ms. Ferullo volunteered to serve as Alternate #2.

Council on Affordable Housing (COAH) Subcommittee

Chairman Barad volunteered to serve as Alternate #2.

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
- Ansar Batool- Class IV/Full Member
- 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
- VACANT- Environmental Commission Liaison



CORRESPONDENCE

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

OPEN TO PUBLIC

n/a;

MINUTES

A motion was made by Mayor Glidden and seconded by Ms. Ferullo to approve the minutes for the February 7, 2024 Work Session. The motion passed (9-0-0):

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

No- n/a;

Abstain- n/a;

RESOLUTIONS

n/a;

SUBCOMMITTEE REPORTS

n/a;

LIAISON REPORTS

n/a;

CASELOAD

#1 CASE P-2023-02

APPLICANT:	VIJAY DESAI & MITAL PATEL
SUBJECT PROPERTY:	77 VENUS DRIVE
BLOCK/LOT:	2010/5
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2024/1 ST QUARTER
AFFIDAVIT OF SERVICE:	APRIL 4, 2023; FEBRUARY 14, 2024
AFFIDAVIT OF PUBLICATION:	APRIL 6, 2023; FEBRUARY 16, 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 March 2, 2023 and scheduled for the March 30, 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 April 27, 2023 Meeting; in order to obtain all items requested as per the application being deemed complete, the case was postponed to the August 31, 2023 Meeting, December 28, 2023 Meeting and, again, to the **February 29, 2024 Meeting**.



Relief Sought

- 1.) Soil Movement (<250 cy permitted/1,017 cy provided);

Witnesses

- 1.) Mark Martins, PE, 55 Walnut Street, Suite 201, Norwood, New Jersey;
- 2.) Christopher Karach, PLA, 39 Lucille Avenue, Dumont, New Jersey;

Exhibits

n/a;

Prior Completeness Review Requests

- 1.) address all items in letter prepared by Board Engineer and dated March 10, 2023;
- 2.) revise site plan to indicate proposed finished ceiling height in basement and address safety concern about proposed depth of basement as it relates to egress windows;
- 3.) revise site plan to size proposed seepage pits so their capacity accounts for driveway even though, in actuality, drainage of driveway will not be handled by pits;
- 4.) provide soil analysis and percolation test along with groundwater elevation;
- 5.) consider underground electric utility installation and revise site plan accordingly;
- 6.) consider reduction in proposed impervious coverage to allow for potential appurtenances in future without requiring land use board relief and revise site plan accordingly;
- 7.) revise site plan to relocate proposed seepage pit in rear yard nearest to retaining wall northward;
- 8.) collaborate with Board Engineer on whether New Jersey Department of Environmental Protection approval is required as it relates to nearby waterway (Dwars Kill);
- 9.) provide tree removal permit application and report prepared by Borough's Tree Expert;
- 10.) consider larger tree species for planting in rear yard to provide greater groundwater absorption than solely ornamental species provided and revise site plan accordingly;
- 11.) consider relocating proposed seepage pit(s) in rear yard thereby negating tree removal in vicinity 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 Mayor Glidden and seconded by Mr. Tam to approve the application. The motion passed (7-0-0):

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

No- n/a;

Abstain- n/a;

Late Arrival- Batool; Paltos;

Conditions

- 1.) install underground electric and telecommunication utility services without riser pole and revise site plan accordingly;
- 2.) provide retaining wall calculations signed and pressure-sealed by Witness #1;

#2 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: CURRENT THRU 2023/4TH QUARTER
 AFFIDAVIT OF SERVICE: FEBRUARY 14, 2024
 AFFIDAVIT OF PUBLICATION: FEBRUARY 15, 2024

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, 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; being the applicant failed to fulfill public noticing requirements, the case was postponed to the **February 29, 2024 Meeting**.

Relief Sought

- 1.) Soil Movement (<250 cy permitted/317 cy provided);

Witnesses

- 1.) Thomas Skrable, PE, 65 Ramapo Valley Road, Suite 213, Mahwah, New Jersey;

Exhibits

n/a;

Prior Completeness Review 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;

Prior Meeting Requests

n/a;

New Meeting Requests

n/a;

Public Questions

- 1.) Ami Katz, 32 Harvey Street, Closter, New Jersey;
- 2.) Amy Glaberman, 46 Harvey Street, Closter, New Jersey;

Public Comments

n/a;

Decision

A motion was made by Mayor Glidden and seconded by Ms. Blum to approve the application. The motion passed (9-0-0):

Yes- Reines; Chung; Blum; Ferullo; Batool; Tam; Glidden; Pialtos; Barad;

No- n/a;

Abstain- n/a;

Conditions

- 1.) install underground electric and telecommunication utility services without riser pole and revise site plan accordingly;



MISCELLANEOUS

Mayor Glidden reminded that the Borough will hold its next Joint Land Use Board Meeting, at which the Board gathers with the Governing Body and Zoning Board of Adjustment along with the Chairpeople of the Historic Preservation Commission, Improvement Commission, Shade Tree Commission and Environmental Commission to discuss land use matters on March 2, 2024; he confirmed it would be an in-person only gathering.

ADJOURNMENT

8:56pm

