

Planning Board

February 7, 2024
Work Session
Minutes



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

CALL TO ORDER

7:30pm

2024 REORGANIZATION

Liaisons

VACANT- Environmental Commission;

Ordinance, Planning and Zoning Review Subcommittee

Chairman Barad, Councilwoman Amitai, Ms. Batool and Ms. Ferullo volunteered to serve; Ms. Blum and Mr. Reines volunteered to serve as Alternate #'s 1 and 2 respectively.

Master Plan Implementation Subcommittee

Chairman Barad, Vice Chairman Paltos, Councilwoman Amitai and Ms. Batool volunteered to serve; Mr. Chung volunteered to serve as Alternate #1 with the Alternate #2 position remaining vacant.

Council on Affordable Housing (COAH) Subcommittee

Councilwoman Amitai, Ms. Ferullo, Ms. Blum and Mr. Chung volunteered to serve; Mr. Reines volunteered to serve as Alternate #1 with the Alternate #2 position remaining vacant.

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
- 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
- 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

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 Mr. Tam and seconded by Ms. Ferullo to approve the minutes for the January 25, 2024 Meeting. The motion passed (8-0-0):

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

No- n/a;

Abstain- n/a;

RESOLUTIONS

n/a;

SUBCOMMITTEE REPORTS

Chairman Barad asked that each of the 3 Subcommittees assign a Chairperson who will be tasked with providing brief reports at Work Sessions moving forward.

As highlighted by this evening's completeness review of Case P-2024-02 (67 Hickory Lane/154 East Clinton, LLC), Councilwoman Amitai opined that Chapter 200-70A(1) and (2) should be reviewed for possible amendment by the Ordinance, Planning and Zoning Review Subcommittee to take into account those neighborhoods where the current maximum front yard setback requirement of 50' is not enough and can result in a diminishing streetscape. Chairman Barad said the Master Plan Implementation Subcommittee would spearhead updating the Borough's Recreation and Open Space Inventory (ROSI) and the Council on Affordable Housing (COAH) Subcommittee would need to react to new affordable housing regulations being considered by 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; Mayor Glidden agreed, noting the Subcommittee should engage the Borough Planner, Caroline Reiter, PP for assistance.

LIAISON REPORTS

Councilwoman Amitai briefed the Board on the following:

- 1.) Northern Valley Regional High School, at both Demarest and Old Tappan, will be venues for students' upcoming musical productions of *Cats* and *Freaky Friday*;
- 2.) Lions Club International, which is in need of members, is hosting several upcoming fundraiser events (rubber duck contest, pancake breakfast and beefsteak);
- 3.) Senior Citizens' Center is hosting several upcoming fundraiser events (car wash, yard sale and flea market);



COMPLETENESS REVIEW

#1 CASE P-2024-02

APPLICANT: 154 EAST CLINTON, LLC
 SUBJECT PROPERTY: 67 HICKORY LANE
 BLOCK/LOT: 2102/57.02
 ZONING DISTRICT: 1 (RESIDENTIAL A)
 REPRESENTATION: DONNA VELLEKAMP, ESQ.
 REAL ESTATE TAX: N/A (COLLECTION HAS YET TO BEGIN FOR NEWLY-CREATED LOT)
 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, swimming pool (in-ground) and associated appurtenances; the application was received January 24, 2024 and scheduled for the **February 7, 2024 Work Session**.

Prior Board Requests

n/a;

New Board Requests

- 1.) address all items in letter prepared by Board Engineer and dated January 29, 2024;
- 2.) collaborate with property owners of adjacent/right-facing lot (83 Hickory Lane) to lessen impact of both proposed house and retaining wall's proximity, though complying with minimum setback requirements, on drainage and existing trees situated along shared property line and revise site plan accordingly (consider adjusting placement of proposed house on lot so that setback dimensions for left- and right-facing side yards, 20.20' and 15.10' respectively, are reversed);
- 3.) provide underground electric and telecommunication utilities without installing riser pole and revise site plan accordingly;

Decision

A motion was made by Ms. Batool and seconded by Ms. Blum to deem the application complete and schedule it for the February 29, 2024 Meeting pending the receipt of requested items and public noticing requirements. The motion passed (8-0):

Yes- Reines; Blum; Batool; Amitai; Tam; Glidden; Paltos; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Chung; Ferullo;

#2 CASE P-2024-01

APPLICANT: 91 HILLSIDE, LLC
 SUBJECT PROPERTY: 37 SHERMAN AVENUE
 BLOCK/LOT: 2204/25
 ZONING DISTRICT: 1 (RESIDENTIAL A)
 REPRESENTATION: PAUL HABERMAN, 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 January 12, 2024 and scheduled for the **February 7, 2024 Work Session**.

Prior Board Requests

n/a;



New Board Requests

- 1.) address all items in letter prepared by Board Engineer and dated January 31, 2024;
- 2.) install new curb and sidewalk consisting of concrete, not brick pavers, along frontage of subject lot and revise site plan accordingly;

Decision

A motion was made by Mayor Glidden and seconded by Mr. Chung to deem the application incomplete and schedule it for the March 6, 2024 Work Session pending the receipt of requested items. The motion passed (9-0-0):

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

No- n/a;

Abstain- n/a;

MISCELLANEOUS

Regarding Case P-2023-04 (10 Railroad Avenue/Capital Hardware Supply, LLC), the Board instructed Mr. Steinhagen to relay to the applicant's attorney that failure to be prepared for completeness review at the March 6, 2024 Work Session will result in the Board conducting a vote to dismiss the application without prejudice for lack of prosecution.

Mayor Glidden announced that Chief of Police, John Mc Tigue, will be retiring in early spring, with Deputy Chief James Buccola likely being promoted to fill the vacancy; he noted the Borough is interviewing candidates for Lieutenant and Sergeant positions as well.

Mayor Glidden stated 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.

Councilwoman Amitai inquired if the Board's recent proposal transmitted to the Governing Body, which would amend Chapter 200 of the Borough Code to require the installation of underground electric and telecommunication utility services for 1- and 2-family house projects, both those involving new construction as well as additions/reconstruction whereby the existing roof area and/or floor area ratio (FAR) is increased by one-third or more, should be revised to require underground installations without installing riser poles; she said the Borough's electric utility, Rockland Electric Co., apparently handles the cost of underground installations which removes the financial burden from the property owner. Mr. De Nicola informed that a Road Opening Permit is required by the Building Department for thoroughfare excavations with inspections being performed by the Department of Public Works; he also noted that if a thoroughfare being opened has been paved within the previous 3 years, infrared patching is required. Mr. Steinhagen advised that variance relief from a land use board would be required to not comply with such a provision. The Board agreed that riser pole installation should be eliminated from its proposal, and instructed Mr. Steinhagen to revise the draft and transmit it to the Board for a new vote of approval before forwarding it to the Governing Body.

Chairman Barad asked Mr. Tam to relay to the Shade Tree Commission, of which he is a member, that the Board appreciates its administrative reports which are of great use when reviewing applications.

ADJOURNMENT

9:15pm

