

Planning Board

March 28, 2024

Meeting
Minutes



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

CALL TO ORDER

7:32pm

2024 REORGANIZATION

Liaisons

VACANT- Environmental Commission;

ATTENDANCE

Present

David Barad, MD- Class IV/Chairman
Dean Paltos- Class IV/Vice Chairman
Tsun-Yam Tam- Class II/Borough Historian
Victoria Amitai- Class III/Councilperson/Council Liaison
Angela Ferullo- Class IV/Full Member
Avia Blum- Class IV/Full Member
Jaepil Chung- Class IV/Alternate #1
Daniel Steinhagen, Esq.- Board Attorney
Nicholas De Nicola, PE- Board Engineer
Paul Demarest- Board Coordinator/Secretary

Absent

John Glidden- Class I/Mayor
Robert Di Dio- Class IV/Full Member
Ansar Batool- Class IV/Full Member
Lawrence Reines- 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

A motion was made by Mr. Tam and seconded by Ms. Ferullo to approve the minutes for the March 6, 2024 Work Session. The motion passed (5-0-0):

Yes- Chung; Ferullo; Tam; Paltos; Barad;

No- n/a;

Abstain- n/a;

RESOLUTIONS

n/a;

SUBCOMMITTEE REPORTS

n/a;

LIAISON REPORTS

n/a;

CASELOAD**#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:	MARCH 14, 2024
AFFIDAVIT OF PUBLICATION:	MARCH 15, 2024

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, 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 February 29, 2024 Meeting; being the applicant provided faulty public noticing, the case was postponed to the **March 28, 2024 Meeting**.

Relief Sought

1.) Soil Movement (<250 cy permitted/1,370 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 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;

Prior Meeting Requests

n/a;

New Meeting Requests

n/a;

Public Questions

n/a;

Public Comments

- 1.) Frank Ferraro, Esq., Ferraro & Stamos, LLP, 22 Paris Avenue, Suite 105, Rockleigh, New Jersey (on behalf of Carmine and Jaime Stella, 83 Hickory Lane, Closter, New Jersey);

Decision

A motion was made by Councilwoman Amitai and seconded by Vice Chairman Paltos to approve the application. The motion passed (7-0-0):

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

No- n/a;

Abstain- n/a;

Conditions

- 1.) install underground electric and telecommunication utility services, without riser pole, via existing utility pole located on opposite side of Hickory Lane and revise site plan accordingly (use of existing utility pole on adjacent/right-facing lot would require easement);
- 2.) investigate condition of existing manhole partially-located in front yard of subject property to determine if it can be eliminated or if it is connected to Borough/utility system and revise site plan accordingly;
- 3.) relocate portion of proposed retaining wall nearest property line shared with 83 Hickory Lane so that it is setback additional 2' and revise site plan accordingly;
- 4.) obtain sidewalk installation waiver from Governing Body (prior approval for Certificate of Occupancy being issued by Building Department); **NOTE:** sloped curb shall be installed along frontage of Hickory Lane in keeping with historic nature of thoroughfare;

MISCELLANEOUS

Regarding Case P-2023-08 (333 Ruckman Road/Gold Coast Builders, LLC), Mr. De Nicola informed that the applicant recently deviated from the site plan approved by the Board as part of its Major Soil Movement Approval for the construction of a new 1-family house. Specifically, he said that due to a land surveying error impacting elevations on-site, a change in the location of a geogrid-type retaining wall is being requested; he noted the repositioning of the wall from downhill to uphill as well as the proximity of the wall to a property line could be problematic as proposed. The Board determined the applicant should present the deviation request at a future Work Session to determine if it is either a de minimis field change or warrants Amendment Approval; Mr. De Nicola agreed to inform the applicant's engineer of the Board's determination.

Chairman Barad asked that the Board's Subcommittees review his notes taken at the Borough's recent Joint Land Use Board Meeting and brainstorm how the recommendations discussed can be implemented.



Mr. Steinhagen advised that a discussion on the parameters in which the Board is required to review Major Soil Movement applications, as detailed in Chapter 167-5G of the Borough Code, is not necessary at this time. Councilwoman Amitai said the Borough anticipates construction to begin on the conversion of the former Village Middle School (511 Durie Avenue) to a affordable housing complex, as per Borough's court-approved settlement with fair housing advocate (Fair Share Housing Center), sometime this summer; she noted that while there will still be 35 units provided on-site, a design change in which the previously-demolished portion of the school building would not be reconstructed to allow for the construction of more than 1 new detached building requires approval from the Zoning Board of Adjustment.

Mr. Tam stated that requests were recently made by the property owners of 68 Wilson Place, 110 Harrington Avenue and 15 Jane Street to the Shade Tree Commission for the removal of trees along thoroughfares.

Ms. Ferullo inquired about the process having additional traffic signage installed along thoroughfares; the Board advised the Police Department, and possibly the Department of Public Works, would have jurisdiction.

CLOSED SESSION

A motion was made by Mr. Chung and seconded by Mr. Tam to have the Board go into closed session at 8:12pm. The motion passed (7-0-0):

Yes- Chung; Blum; Ferullo; Amitai; Tam; Pialtos; Barad;

No- n/a;

Abstain- n/a;

A motion was made Councilwoman Amitai and seconded by Mr. Chung to have the Board reopen the meeting to the public at 8:44pm. The motion passed (7-0-0):

Yes- Chung; Blum; Ferullo; Amitai; Tam; Pialtos; Barad;

No- n/a;

Abstain- n/a;

The minutes for this closed session will be released upon the resolution of the matter(s) discussed.

ADJOURNMENT

8:56pm