

Planning Board

March 6, 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;

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
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
Avia Blum- Class IV/Full Member
VACANT- Environmental Commission Liaison

CORRESPONDENCE

The Board did not receive any correspondence since its February 29, 2024 Meeting.



OPEN TO PUBLIC

n/a;

MINUTES

A motion was made by Mr. Tam and seconded by Ms. Ferullo to approve the minutes for the February 29, 2024 Meeting. The motion passed (5-0-0):

Yes- Reines; Ferullo; Tam; Pialtos; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Chung; Glidden;

RESOLUTIONS

n/a;

SUBCOMMITTEE REPORTS

n/a;

LIAISON REPORTS

n/a;

COMPLETENESS REVIEW

#1 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 2023/4 TH 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, at which time, it was deemed incomplete; pending the Board's receipt of requested items, the application was rescheduled for the **March 6, 2024 Work Session**.

Prior 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;

New Board Requests



- 1.) address all outstanding items, specifically #'s 3, 10, 14, 15, 16 and 17, in letter prepared by Board Engineer and dated January 31, 2024;
- 2.) correct Board application to indicate applicant proposes 10 truckloads of soil export per day for 2 weeks rather than total of 10 truckloads over 2-week period;

Decision

A motion was made by Mr. Reines and seconded by Vice Chairman Paltos to, again, deem the application incomplete and schedule it for the April 3, 2024 Work Session pending the receipt of requested items. The motion passed (5-0-0):

Yes- Reines; Ferullo; Tam; Paltos; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Chung; Glidden;

MISCELLANEOUS

A motion was made by Mr. Tam and seconded by Vice Chairman Paltos to dismiss Case P-2023-04 (10 Railroad Avenue/Capital Hardware Supply, LLC) without prejudice for lack of prosecution subject to the applicant's right to reactivate said application, and instruct Mr. Demarest to inform the applicant of the Board's decision in writing. The motion passed (5-0-0):

Yes- Reines; Ferullo; Tam; Paltos; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Chung; Glidden;

Due to its lackluster attendance this evening, the Board delayed discussing both the outcomes from the Borough's recent Joint Land Use Board Meeting as well as factors it should consider when reviewing Major Soil Movement applications, as dictated in Chapter 167-5G of the Borough Code, to the March 28, 2024 Meeting.

CLOSED SESSION

A motion was made by Mayor Glidden and seconded by Vice Chairman Paltos to have the Board go into closed session at 9:06pm. The motion passed (7-0-0):

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

No- n/a;

Abstain- n/a;

A motion was made Ms. Ferullo and seconded by Mr. Reines to have the Board reopen the meeting to the public at 9:48pm. The motion passed (7-0-0):

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

9:49pm

