Planning Board

April 30, 2026
Meeting
Minutes

THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:30pm

ATTENDANCE

Present
David Barad, MD- Chairman (Class IV)
John Glidden- Mayor (Class I)
Tsun-Yam Tam- Borough Historian (Class II)
Victoria Amitai- Councilwoman (Class III)
Robert Di Dio- Full Member (Class IV)
Avia Blum- Full Member (Class IV)
Jaepil Chung- Alternate #1 (Class IV)
Lawrence Reines- Alternate #2 (Class IV)
Daniel Steinhagen, Esq.- Board Attorney
Nicholas De Nicola, PE- Board Engineer
Paul Demarest- Board Coordinator & Secretary

Absent
Dean Pialtos- Vice Chairman (Class IV)
Ansar Batool- Environmental Commission Liaison (Class IV)
Angela Ferullo- Full Member (Class IV)

CORRESPONDENCE

The Board did not receive any correspondence since its January 29, 2026 Meeting.

OPEN TO PUBLIC

n/a;

MINUTES

A motion was made by Mr. Reines and seconded by Mr. Di Dio to approve the minutes for the March 26, 2026 Meeting. The motion passed (6-0-1):

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

No- n/a;

Abstain- Amitai;

RESOLUTIONS

n/a;

SUBCOMMITTEE REPORTS

Ordinance, Planning and Zoning Review Subcommittee

(*Chair*- Ferullo; w/ Barad, Amitai & Batool; Alternate #1- Blum; Alternate #2- Reines)

n/a;

Master Plan Implementation Subcommittee

(*Chair*- Pialtos; w/ Barad, Amitai & Batool; Alternate #1- Chung; Alternate #2- Ferullo)

n/a;

Affordable Housing Subcommittee

(*Chair*- Amitai; w/ Ferullo, Blum & Chung; Alternate #1- Reines; Alternate #2- Barad)

n/a;

LIAISON REPORTS

Mayor & Council

(Glidden & Amitai)

Mayor Glidden briefed the Board on the following:

1.) redevelopment of 511 Durie Avenue (site of abandoned school building formerly known as Village Middle School) into 35-unit affordable housing complex is on schedule and minor financing adjustments along with search for manager to vet potential tenants for income verification, etc. are underway;
2.) parent-teacher organization (PTO) for Tenakill Middle School will host spring fair on May 2nd on-site;
3.) Borough will hold its annual Memorial Day Parade on May 25th;
4.) Borough will host series of events, collectively known as Rev 250, on June 13th to commemorate 250th anniversary of American Revolution;

Councilwoman Amitai briefed the Board on the following:

1.) Governor Mikie Sherrill recently signed executive order requiring recommendations from certain state entities no later than September 24th on how to accelerate housing production;

Environmental Commission

(Batool)

n/a;

Shade Tree Commission

(Tam)

n/a;

CASELOAD

#1 CASE P-2026-01

APPLICANT:	21 LAURENCE, LLC
SUBJECT PROPERTY:	21 LAURENCE COURT
BLOCK/LOT:	2303/7
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/1ST QUARTER
AFFIDAVIT OF SERVICE:	APRIL 15, 2026
AFFIDAVIT OF PUBLICATION:	APRIL 17, 2026

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 16, 2026 and scheduled for the April 9, 2026 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 30, 2026 Meeting**.

Relief Sought

1.) Soil Movement (<250 cy permitted/368 cy provided);

Witnesses

1.) Sean Mc Clellan, PE, 84 Gettysburg Way, Lincoln Park, New Jersey;

Exhibits

n/a;

Prior Completeness Review Requests

1.) provide photographs depicting existing exterior conditions (both land and structures) of subject and surrounding properties with emphasis on views of shared property lines in relation to proposed construction;
2.) address all items in report prepared by Board Engineer and dated March 20, 2026;

Prior Meeting Requests

n/a;

New Meeting Requests

n/a;

Public Questions

n/a;

Public Comments

n/a;

Decision

A motion was made by Mr. Di Dio and seconded by Mr. Chung to approve the application. The motion passed (8-0-0):

Yes- Reines; Chung; Blum; Di Dio; Amitai; Tam; Glidden; Barad;

No- n/a;

Abstain- n/a;

Conditions

1.) dimension size of stone bed for proposed seepage pits on graphic of site plan to prevent error during excavation;
2.) disclose to potential buyers that proposal puts building coverage and impervious coverage near and at their maximum allowances, respectively, should additional improvements be desired in future (such would likely

necessitate relief from Zoning Board of Adjustment);

#2 CASE P-2026-02

APPLICANT:	ROBERT LEE
SUBJECT PROPERTY:	120 HICKORY LANE
BLOCK/LOT:	2104/4
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/1ST QUARTER
AFFIDAVIT OF SERVICE:	APRIL 15, 2026
AFFIDAVIT OF PUBLICATION:	APRIL 17, 2026

Synopsis

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house (with courtyard), swimming pool (in-ground with spa) and associated appurtenances; the application was received February 17, 2026 and scheduled for the March 4, 2026 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 March 26, 2026 Meeting; due to a scheduling conflict with the applicant's attorney, the case was postponed to the **April 30, 2026 Meeting**.

Relief Sought

1.) Soil Movement (<250 cy permitted/1,377 cy provided);

Witnesses

1.) Yongwoo Chung, PE, Real Engineering & Design Co., 187 Piermont Road, Closter, New Jersey;

Exhibits

A-1: site plan (Page C-2 only) depicting proposed grass swale detail and corrected/matching dimensions of proposed seepage pits on both detail and graphic, prepared by Witness #1, dated November 20, 2024 and last revised April 28, 2026;

Prior Completeness Review Requests

1.) address all items in report prepared by Board Engineer and dated February 20, 2026;
2.) provide slopes on proposed soil movement cross-sections;
3.) correct proposed seepage pit calculations and detail so they mirror each other;
4.) notate proposed gas utility service to be located below regulated waterway along street frontage of subject property will be installed by gas utility;
5.) provide guardrail/railing to handle proposed change in elevation along front walkway linking driveway and house;
6.) address concern regarding increased slope proposed along westerly property line shared with 1 Bradley Place;
7.) obtain mitigation report prepared by Borough Tree Expert for proposed tree removal;
8.) obtain approval from New Jersey Department of Environmental Protection (NJDEP) for gas, water and electric utility services to be installed below regulated waterway as well as for those proposed tree removals which do not meet applicable Permit-by-Rule criteria;

Prior Meeting Requests

n/a;

New Meeting Requests

n/a;

Public Questions

1.) Marie Hartwell, 1 Bradley Place, Closter, New Jersey;
2.) Walburga Barker, 140 Hickory Lane, Closter, New Jersey;

Public Comments

1.) Marie Hartwell, 1 Bradley Place, Closter, New Jersey;
2.) Walburga Barker, 140 Hickory Lane, Closter, New Jersey;

Decision

A motion was made by Mr. Reines and seconded by Mayor Glidden to approve the application. The motion passed (8-0-0):

Yes- Reines; Chung; Blum; Di Dio; Amitai; Tam; Glidden; Barad;

No- n/a;

Abstain- n/a;

Conditions

1.) provide hard copy of Exhibit A-1 (not pre-filed);
2.) scale plan view of proposed seepage pits properly and revise site plan accordingly;
3.) perform additional soil analysis and percolation test given they were initially-performed at insufficient depth (minimum of 2' below stone bed of proposed seepage pits is required);
4.) obtain all applicable permitting approvals from NJDEP for both proposed construction and tree removal being subject property is located within both flood hazard area and riparian zone (applicant is responsible party for adhering to all NJDEP criteria);
5.) provide swale, coupled with inlets, along entire westerly property line to curtail drainage concerns for adjacent lot (1 Bradley Place);
6.) obtain waiver of sidewalk installation requirement from Governing Body given environmental constraints in front yard and along thoroughfare (Board Engineer deems existing curb to be in satisfactory condition but damage to it during course of construction would necessitate its replacement);

CLOSED SESSION

n/a;

MISCELLANEOUS

Councilwoman Amitai informed that the Borough is considering the construction of a new station for the Police Department, noting its current layout in Borough Hall is very inadequate; she mentioned the police force now has 2 female officers which necessitates certain privacy issues be addressed. Mayor Glidden stated a site being considered for a new police headquarters is 11 Endres Street, upon which a car wash establishment (Closter Car Wash) is situated. He and Councilwoman Amitai stated the next step for the Governing Body is to decide whether to take the approach of traditional bond funding or deem the area in need of redevelopment, and how the latter choice would impact having to pay local union-level wages to contractors working on-site; Mayor Glidden said having to comply with New Jersey's prevailing wage laws would add approximately $5 million to the budget. Mr. Steinhagen said the argument for seeking an area in need of redevelopment designation is typically for financial incentives known as payments in lieu of taxes (PILOTs). He further noted that while a public works project would not require traditional zoning approval, the Board would be tasked with providing a study on the area following its designation by the Governing Body via Resolution, and convening a public hearing on its findings before forwarding them to the Governing Body for consideration. Mr. Steinhagen informed that 11 Endres Street is located in District 5A (Industrial), which is an affordable housing overlay district; he said redeveloping that parcel could affect the Borough's active immunity from builder's remedy lawsuits. Mayor Glidden and Mr. Steinhagen agreed to further discuss the matter offline.

ADJOURNMENT

9:07pm