Planning Board

July 30, 2026
Meeting
Minutes

THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:32pm

ATTENDANCE

Present
John Glidden- Mayor (Class I)
Tsun-Yam Tam- Borough Historian (Class II)
Victoria Amitai- Councilwoman (Class III)/*Acting Chairwoman*
Angela Ferullo- 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
David Barad, MD- Chairman (Class IV)
Dean Pialtos- Vice Chairman (Class IV)
Robert Di Dio- Full Member (Class IV)
Ansar Batool- Environmental Commission Liaison (Class IV)

CORRESPONDENCE

In light of Chairman Barad and Vice Chairman Pialtos' absence, and at the direction of Acting Chairwoman Amitai, Mr. Demarest read mail received by the Board into the record.

OPEN TO PUBLIC

n/a;

MINUTES

Due to its lackluster attendance this evening, the Board postponed a vote on the minutes for the June 25, 2026 Meeting to the August 27, 2026 Meeting.

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.) developer performing redevelopment of 511 Durie Avenue (site of abandoned school building formerly known as Village Middle School) into 35-unit affordable housing complex will announce process by which public can apply for tenancy (waiting list, lottery, etc.) in early August;

Environmental Commission
(Batool)

n/a;

Shade Tree Commission
(Tam)

n/a;

CASELOAD

n/a;

CLOSED SESSION

n/a;

MISCELLANEOUS

The Board performed consistency review of Introduced Ordinance #2026-1396, which would replace the Borough's affordable housing ordinance(s) in accordance with New Jersey's 4th round of affordable housing requirements, specifically as it relates to the definition of "accessory apartment". Acting Chairwoman Amitai said she does not understand why the proposed ordinance states an accessory apartment is "…a residential dwelling unit…located within a proposed or preexisting primary dwelling…." She noted that Chapter 200-9C of the Borough Code, codified via Ordinance #2018-1246, allows for the creation of an accessory apartment so long as it is located within an existing 1-family house located in District 2 (Residential B), fronting on a county thoroughfare, along with other criteria, but it also affords a property owner $20,000.00 towards the cost of constructing an accessory apartment, all in an effort to preserve the residential character of the Borough while incorporating accessory apartments; she said the proposed definition would allow for accessory apartments to be constructed as part of newly-constructed houses. Mr. Steinhagen said that the reason for the Borough's latest proposed ordinance change, when it already adopted the necessary changes to its code regarding accessory apartments via Ordinance #2026-1385, is a response to template ordinance(s) released by the New Jersey Department of Community Affairs and New Jersey Housing and Mortgage Finance Agency to assist municipalities with drafting their own. Mr. Steinhagen summarized that the definition of "accessory apartment" for purposes of affordability would differ from how it is defined in the Borough Code from a zoning perspective (see Chapter 200-5 of Borough Code) and the Board is indicating it prefers the latter. Ms. Ferullo suggested refining certain bulk standards within the Zoning Code as a means of controlling the spread of accessory dwelling units (ADUs) which are becoming more and more prevalent in response to a severe housing shortage and high living costs.

A motion was made by Acting Chairwoman Amitai and seconded by Mayor Glidden to deem introduced Ordinance #2026-1396, inconsistent and/or not designed to effectuate the purpose of the Borough's Master Plan and recommend that said Ordinance not be adopted, but rather the existing definition of "accessory apartment" (as per Chapter 200-5 of Borough Code) be relied upon, with Mr. Steinhagen authorized to communicate such in writing to the Governing Body. The motion passed (7-0-0):

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

No- n/a;

Abstain- n/a;

Ms. Ferullo expressed disappointment about how legal counsel for a recent Board applicant was condescending towards a member of the public questioning the application as a concerned nearby property owner; Acting Chairwoman Amitai agreed, and asked Mr. Steinhagen to call out such behavior on behalf of the Board if it occurs again; Mr. Steinhagen agreed to do so.

ADJOURNMENT

8:02pm