Planning Board

June 25, 2026
Meeting
Minutes

THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:30pm

ATTENDANCE

Present
David Barad, MD- Chairman (Class IV)
Dean Pialtos- Vice 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)
Ansar Batool- Environmental Commission Liaison (Class IV)
Angela Ferullo- Full Member (Class IV)
Daniel Steinhagen, Esq.- Board Attorney
Nicholas De Nicola, PE- Board Engineer
Paul Demarest- Board Coordinator & Secretary

Absent
Avia Blum- Full Member (Class IV)
Jaepil Chung- Alternate #1 (Class IV)
Lawrence Reines- Alternate #2 (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 Vice Chairman Pialtos and seconded by Mr. Di Dio to approve the minutes for the May 28, 2026 Meeting. The motion passed (6-0-1):

Yes- Ferullo; Batool; Di Dio; Glidden; Pialtos; 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)

Chairman Barad and Ms. Ferullo agreed the Subcommittee should gather in the near future to discuss unspecified matters.

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 anticipated to be completed by February 2027, public dissatisfaction has been expressed regarding approved design whereby 4 new buildings <(3) 4-family houses and (1) 2-family house> are being constructed in front of school building instead of limiting construction to existing school building and developer will announce in August process by which public can apply for tenancy;

2.) Borough's celebration of 250th anniversary of American Revolution on June 13th with series of events, collectively known as Rev 250, was quite successful;

3.) Mayor Glidden's Committee for the Arts will hold separate events as part of summer concert series on June 26th at both Closter Plaza shopping center and band shell in Memorial Park;

Councilwoman Amitai briefed the Board on the following:

1.) purchaser of 283 Harrington Avenue (site of abandoned church building) intends to reopen it as cultural arts center;

Environmental Commission

(Batool)

Ms. Batool briefed the Board on the following:

1.) Commission is installing birdhouses throughout Borough's open space;
2.) Commission hosts weekly walks on Sundays in Ruckman Park;
3.) Commission is seeking grant monies to upgrade Borough's trail system;
4.) Closter Cleanup Day, whereby volunteers collect trash from unattended areas and displays it in front of Borough Hall for public awareness, was successful this year;
5.) Commission Chairman, Paul Yarin, hopes to engage with Board on shared interests in near future;

Shade Tree Commission
(Tam)

n/a;

CASELOAD

#1 CASE P-2026-05

APPLICANT:	WOLF & WILLOW GROUP, LLC
SUBJECT PROPERTY:	90 KNICKERBOCKER ROAD
BLOCK/LOT:	701/19
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/1ST QUARTER
AFFIDAVIT OF SERVICE:	MAY 13, 2026; JUNE 11, 2026
AFFIDAVIT OF PUBLICATION:	MAY 15, 2026; JUNE 15, 2026

Synopsis
The applicant is seeking Minor Subdivision Approval and Planning Variance Relief (relating to lot not abutting public thoroughfare) for the creation of 2 lots and the construction of a new 1-family house and driveway (concept only) upon each lot; the application was received April 24, 2026 and scheduled for the May 6, 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 May 28, 2026 Meeting; being a Board motion to approve the application failed, the applicant will request a Board reconsideration of the application, pending the Board's receipt of requested items and public re-noticing requirements, at the **June 25, 2026 Meeting**.

Relief Sought
1.) Minor Subdivision: creation of 2 lots (see both Board Engineer's report and applicant's site plan for all Bulk Variance and Design Waiver requests);
2.) Planning Variance: 1 of 2 proposed lots does not abut/relate to improved thoroughfare;

Witnesses
1.) Perry Frenzel, PE/PP, Azzolina & Feury Engineering, Inc., 30 Madison Avenue, Paramus, New Jersey;

Exhibits
A-1: pre-filed conceptual layout plan prepared by Witness #1, dated April 13, 2026 and last revised June 8, 2026;

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.) provide documentation confirming ownership of both private roads abutting subject property to its north and south, respectively, as well as all associated easements of access;
3.) address all items in report prepared by Board Engineer and dated April 30, 2026;
4.) provide proposed subdivision map and depiction of both conceptual 1-family houses/driveways as separate documents;
5.) consider relocating conceptual 1-family house on proposed easterly lot so that it complies with all minimum setback requirements;
6.) correct spellings of "conceptual" on graphic;

Prior Meeting Requests

1.) obtain administrative report from Fire Prevention Bureau for proposal, revised conceptually during this evening's proceedings, whereby private road abutting subject property immediately to its south, not private road immediately to its north, would be utilized for access to/from at least of 1 of 2 proposed lots;
2.) confirm ownership of southerly private road;
3.) provide new concrete curb and sidewalk along entire southerly private road abutting both proposed lots as well as along Knickerbocker Road abutting proposed easterly lot;
4.) construct new 1-family house upon each of 2 proposed lots which have rustic, not modern, exterior aesthetic as depicted on submitted conceptual renderings;
5.) comply with more-stringent storm water management regulations required of major development projects, as per Chapter 170A of Borough Code, if proposal creates ¼ acre or more of impervious coverage;
6.) formalize all easements of access relating to southerly private road for Board Attorney's review;
7.) park all construction vehicles on subject property during course of construction (parking on southerly and northerly private roads as well as Knickerbocker Road is prohibited);
8.) offer maintenance agreement for garbage collection, snow removal, etc. to all properties abutting southerly private road;
9.) prepare subdivision deed for Board Attorney's review;

New Meeting Requests

1.) further research Bergen County government records (subdivision maps, etc.) to determine ownership of southerly private road (Block 701/Lot 20) and, if unsuccessful in obtaining confirmation, provide written summary of efforts made;
2.) improve southerly private road for width of 25' along entire frontage of subject property at minimum (extent of improvements would be determined at time of Board vote on application);
3.) consider providing proposed rear lot (proposed Lot 19.2) direct access to/from Knickerbocker Road via driveway within subject property negating use of southerly private road for access (REQUESTED BY PUBLIC QUESTIONER #1);
4.) revise Exhibit A-1 to indicate proposed curb and sidewalk installations will be concrete;
5.) revise Exhibit A-1 to address Item #'s 3 and 8 in Board Engineer's report dated April 30, 2026 relating to notations on site plan regarding easements and requested subdivision design waivers;
6.) revise Exhibit A-1 to both reflect proposed creation of flag lot (proposed Lot 19.2) is bulk variance, not design waiver, request and existing street frontage of proposed Lot 19.2 is 0', not 120.02';

Public Questions

1.) Anil Maddukuri, 100 Knickerbocker Road, Closter, New Jersey;
2.) Seema Afzal, 118 Knickerbocker Road, Closter, New Jersey;

Public Comments

1.) Anil Maddukuri, 100 Knickerbocker Road, Closter, New Jersey;
2.) Joseph Bianco, 7 Mac Arthur Avenue, Closter, New Jersey;

Decision

A motion was made by Mayor Glidden and seconded by Ms. Ferullo to reconsider the application. The motion passed (8-0-0):

Yes- Ferullo; Batool; Di Dio; Amitai; Tam; Glidden; Pialtos; Barad;

No- n/a;

Abstain- n/a;

A motion was made by Mr. Di Dio and seconded by Vice Chairman Pialtos to delay a Board vote on the application to ensure the applicant addresses all Prior and New Meeting Requests. The motion passed (8-0-0):

Yes- Ferullo; Batool; Di Dio; Amitai; Tam; Glidden; Pialtos; Barad;

No- n/a;

Abstain- n/a;

The case was adjourned to the July 30, 2026 Meeting.

Conditions

n/a;

#2 **CASE P-2026-06**

APPLICANT:	ADAM & MEREDITH KOLL
SUBJECT PROPERTY:	98 WAINWRIGHT AVENUE
BLOCK/LOT:	2211/15
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	STEVEN TOMBALAKIAN, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/2ND QUARTER
AFFIDAVIT OF SERVICE:	JUNE 11, 2026
AFFIDAVIT OF PUBLICATION:	JUNE 12, 2026

Synopsis

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house, swimming pool (in-ground with spa) and associated appurtenances; the application was received May 21, 2026 and scheduled for the June 3, 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 **June 25, 2026 Meeting**.

Relief Sought

1.) Soil Movement (<250 cy permitted/3,111 cy provided);

Witnesses

1.) Adam Koll, 15 Willis Drive, Closter, New Jersey;
2.) Sean Delany, PE, Bowman Consulting Group Ltd., 6 Campus Drive, Unit 302, Parsippany, New Jersey;
3.) Thomas Carman, PLA, Melillo|Bauer|Carman Landscape Architecture Co., 200 Union Avenue, Brielle, New Jersey;

Exhibits

n/a;

Prior Completeness Review Requests

1.) post additional $800.00 in engineering escrow;
2.) revise answer to Question #12 on Page #6 of Board application to reflect proposed transportation route of soil export to be from Wainwright Avenue to Alpine Drive, Anderson Avenue, Closter Dock Road and Route 9W;
3.) address all items in report prepared by Board Engineer and dated June 1, 2026;
4.) explore feasibility of spreading out 46 proposed storm water chambers rather than having them all concentrated in 1 location;
5.) provide global stability analysis as part of forthcoming retaining wall calculations given extent of proposed tiered system due to subject property's steep topography (fencing atop proposed retaining walls, which is solid rather than 50% open, shall be calculated as part of retaining wall height and may necessitate additional land use board relief);
6.) prepare for Board and public questioning with respect to impact of proposed tree removal on properties immediately to west of subject property;
7.) provide linear dimensions of proposed swimming pool on graphic of site plan;
8.) consider installing minimum of 3'-wide hardscape (excluding coping) around proposed swimming pool in its entirety;
9.) confirm all bulk items are compliant with special attention to proposed number of stories, building height and floor area ratio;
10.) provide conceptual architecturals (floor plan and elevation pages only);
11.) make architect available for testimony and cross-examination;

Prior Meeting Requests

n/a;

New Meeting Requests

n/a;

Public Questions

1.) John Finan, 55 Mac Arthur Avenue, Closter, New Jersey;

2.) Joseph Bianco, 7 Mac Arthur Avenue, Closter, New Jersey;
3.) Angela Ferullo, 79 Mac Arthur Avenue, Closter, New Jersey;

Public Comments
n/a;

Decision
A motion was made by Councilwoman Amitai and seconded by Mr. Di Dio to approve the application. The motion passed (7-0-0):

Yes- Batool; Di Dio; Amitai; Tam; Glidden; Pialtos; Barad;

No- n/a;

Abstain- n/a;

Recusal- Ferullo;

Conditions
1.) revise site plan to indicate existing asphalt curb and sidewalk will be replaced with new concrete installations;
2.) verify proposed slope at driveway to ensure sheet flow towards house is not problematic;
3.) collaborate with Board Engineer on enhancing proposed storm water management in terms of capacity and location to alleviate concerns of Public Questioner #1 given subject property's steep topography;
4.) make best effort to schedule soil transport so no to conflict with morning school traffic;
5.) provide retaining wall certification prepared by applicant's engineer post-construction (prior approval for Certificate of Occupancy being issued by Building Department);
6.) provide revised retaining wall plan and calculations addressing all items in supplemental memo prepared by Board Engineer and dated June 18, 2026;

CLOSED SESSION

n/a;

MISCELLANEOUS

Due to the late hour as a result of its heavy caseload this evening, the Board opted not to perform 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 an accessory apartment. Instead, the Board instructed Mr. Steinhagen to request, in writing, that the Governing Body delay its vote on adoption to allow for the Board's consistency review to occur at its July 30, 2026 Meeting, knowing that it would be more than 35 days since the Governing Body formally referred the ordinance draft to the Board for comment; while the New Jersey Municipal Land Use Law allows for adoption if the Board fails to respond within 35 days, Mayor Glidden indicated he is confident the Governing Body would hold off a vote on adoption so the Board can provide its feedback.

ADJOURNMENT

11:09pm