Planning Board

December 2, 2026
Meeting
Agenda

THESE PROCEEDINGS WILL BE HELD VIRTUALLY (VIA ZOOM VIDEO COMMUNICATIONS, INC.)
****SEE LOGIN INSTRUCTIONS BELOW****

Video Conferencing	Audio Conferencing
Meeting Identification Number: **4244650146**	Telephone Number: **(646) 558-8656**
Meeting Password: **1212**	Meeting Identification Number: **4244650146**
Link: https://us02web.zoom.us/j/4244650146?pwd=Slk2ZG1pTEY0K1AzYmtSV3h5TFF5UT09	Meeting Password: **1212**

A.) **Call to Order**
- **1.)** Meeting @ 7:30pm- ***PUBLIC***;

B.) **Pledge of Allegiance**

C.) **Attendance**

D.) **Correspondence**
- **1.)** September 25, 2026 to December 2, 2026;

E.) **Minutes**
- **1.)** September 24, 2026 Meeting;
- **2.)** October 29, 2026 Meeting- ***CANCELLED***;

F.) **Resolutions**
- n/a;

G.) **Open to Public**- ***TOPICS CANNOT RELATE TO PENDING BOARD CASELOAD AND/OR LITIGATION***;

H.) **Subcommittee Reports**- ***MEETINGS ONLY***;
- **1.)** Ordinance, Planning & Zoning Review;
- **2.)** Master Plan Implementation;
- **3.)** Affordable Housing;

I.) **Liaison Reports**- ***MEETINGS ONLY***;
- **1.)** Mayor & Council;
- **2.)** Environmental Commission;
- **3.)** Shade Tree Commission;

J.) **Caseload**

K.) **Closed Session**

L.) **Miscellaneous**
- **1.)** 2027 Board Work Session & Meeting Schedule;
- **2.)** Consistency Review- Introduced Ordinance #2026-1402 (Accessory Apartments);
- **3.)** Consistency Review- Introduced Ordinance #2026-1404 (Swimming Pool Hardscape);

M.) **Adjournment**

#1 **CASE P-2026-14**

APPLICANT: VIOREL COZMA
SUBJECT PROPERTY: 50 RUTGERS STREET

BLOCK/LOT:	2001/11
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	SELF
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	NOVEMBER 18, 2026
AFFIDAVIT OF PUBLICATION:	NOVEMBER 20, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house (utilizing remnants of existing foundation) and associated appurtenances; the application was received October 14, 2026 and scheduled for the November 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 **December 2, 2026 Meeting**.

#2 CASE P-2026-15

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 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	NOVEMBER 12, 2026
AFFIDAVIT OF PUBLICATION:	NOVEMBER 16, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances (with shared driveway) upon each of 2 lots recently-created via subdivision (pending recording of deed and/or plat with County Clerk); the application was received October 23, 2026 and scheduled for the November 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 **December 2, 2026 Meeting**.

#3 CASE P-2026-16

APPLICANT:	NORTHPEAK INTEGRATED SERVICES, LLC
SUBJECT PROPERTY:	CLOSTER COMMONS (UNIT D1)- SUITE I
BLOCK/LOT:	1607/3.32
ZONING DISTRICT:	3A (BUSINESS)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	NOT RECEIVED
AFFIDAVIT OF PUBLICATION:	NOT RECEIVED

The applicant is seeking Minor Site Plan Approval for the tenancy by an indoor children's soft play center, as well as the installation of a wheelchair ramp (with parking lot modifications), wall sign and blade sign, within an existing non-residential condominium unit of a shopping center; NOTE: landlord/shell construction to convert the subject property from a 1- to 9-tenant space unit is underway; the application was received October 23, 2026 and scheduled for the November 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 December 2, 2026 Meeting; due to a scheduling conflict with the applicant's attorney, the case was postponed to the **January 28, 2027 Meeting**.