Planning Board

June 25, 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.)** May 29, 2026 to June 25, 2026;

E.) **Minutes**
- **1.)** May 28, 2026 Meeting;

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.)** Introduced Ordinance #2026-1396/Affordable Housing Ordinance Replacement (Consistency Review);

M.) **Adjournment**

#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

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**.

#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

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**.