Planning Board

August 27, 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)
Lawrence Reines- Alternate #2 (Class IV)
Daniel Steinhagen, PE- Board Attorney (in conjunction with Jennifer Berardo, Esq.)
Nicholas De Nicola, PE- Board Engineer
Paul Demarest- Board Coordinator & Secretary

Absent
Robert Di Dio- Full Member (Class IV)
Ansar Batool- Environmental Commission Liaison (Class IV)
Angela Ferullo- Full Member (Class IV)
Avia Blum- Full Member (Class IV)
Jaepil Chung- Alternate #1 (Class IV)

CORRESPONDENCE

Chairman Barad read mail received by the Board into the record.

OPEN TO PUBLIC

n/a;

MINUTES

A motion was made by Mayor Glidden and seconded by Mr. Tam to approve the minutes for the June 25, 2026 Meeting. The motion passed (4-0-0):

Yes- Tam; Glidden; Pialtos; Barad

No- n/a;

Abstain- n/a;

Late Arrival- Amitai;

A motion was made by Mayor Glidden and seconded by Mr. Reines to approve the minutes for the July 30, 2026 Meeting. The motion passed (3-0-0):

Yes- Reines; Tam; Glidden;

No- n/a;

Abstain- n/a;

Late Arrival- 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)

n/a;

Environmental Commission
(Batool)

n/a;

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; a reconsideration was approved by the Board, the applicant's engineer/planner, again, testified and was cross-examined, and the application was adjourned, pending the Board's receipt of requested items, to the July 30, 2026 Meeting; due to the applicant's concern of there not being a full complement of the Board in the event of a vote on the application, the case was postponed to the **August 27, 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

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.) 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;
10.) 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;
11.) 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);
12.) 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 PRIOR PUBLIC QUESTIONER- ANIL MADDUKURI, 100 KNICKERBOCKER ROAD, CLOSTER, NEW JERSEY>;
13.) revise Exhibit A-1 to indicate proposed curb and sidewalk installations will be concrete;
14.) 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;
15.) 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';

New Meeting Requests
n/a;

Public Questions
n/a;

Public Comments
n/a;

Decision
A motion was made by Councilwoman Amitai and seconded by Mr. Reines to approve the application conditioned upon the Resolution being prepared by Jennifer Berardo, Esq., Wells, Jaworski & Liebman, LLP, 12 Route 17 North, Paramus, New Jersey, who served as Board Attorney during the presentation of the application in light of Mr. Steinhagen recusing himself. The motion passed (6-0-0):

Yes- Reines; Amitai; Tam; Glidden; Pialtos; Barad;

No- n/a;

Abstain- n/a;

Conditions
1.) notate on both subdivision map and conceptual layout plan that future development of subject property will consist of 1 driveway, with 1 curb cut, shared between 2 proposed lots (not 2 separate driveways) and that said driveway will comply with Chapter 92-2E of Borough Code, specifically, minimum required driveway setback (5'), maximum allowed curb cut width (21') and minimum required distance between curb cuts (20');
2.) obtain Bergen County Planning Board approval (subject property fronts on county thoroughfare);
3.) provide subdivision deed for Board approval prior to it being recorded by Bergen County Clerk;
4.) provide $200.00 payment to update Borough's tax map reflecting 2 proposed lots;

#2 CASE P-2026-08

APPLICANT:	RAVE LIVING, LLC
SUBJECT PROPERTY:	353 HOMANS AVENUE
BLOCK/LOT:	2302/63
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/2ND QUARTER
AFFIDAVIT OF SERVICE:	AUGUST 14, 2026
AFFIDAVIT OF PUBLICATION:	AUGUST 17, 2026

Synopsis
The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house, swimming pool (in-ground) and associated appurtenances; the application was received July 17, 2026 and scheduled for the August 5, 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 **August 27, 2026 Meeting**.

Relief Sought
1.) Soil Movement (<250 cy permitted/664 cy provided);

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

Exhibits
n/a;

Prior Completeness Review Requests
1.) provide deed to subject property;
2.) provide dates on Major Soil Movement Application and Plan Requirements Checklists to decipher timeline between submitted/outstanding items and those for which waivers are being sought;
3.) address all items in report prepared by Board Engineer and dated July 28, 2026;
4.) depict existing hedge located along rear property line of subject property and indicate if it is proposed to be retained or removed;
5.) make effort to retain 8"-diameter birch located in front yard slated for removal if its health will not be impacted by need to both realign and adjust slope of proposed curb and sidewalk along thoroughfare as per Page 2/Item 7 of Board Engineer's report mentioned above;

Prior Meeting Requests
n/a;

New Meeting Requests
n/a;

Public Questions
n/a;

Public Comments
n/a;

Decision
A motion was made by Councilwoman Amitai and seconded by Vice Chairman Pialtos to approve the application. The motion passed (6-0-0):
Yes- Reines; Amitai; Tam; Glidden; Pialtos; Barad;
No- n/a;
Abstain- n/a;

Conditions
1.) revise site plan to include proposed retaining wall detail (2' height maximum);

CLOSED SESSION

n/a;

MISCELLANEOUS

In response to Councilwoman Amitai's inquiry, Mr. Steinhagen said the recommendations made during the Board's recent consistency review of Introduced Ordinance #2026-1396, which defines "accessory apartment" as it relates to New

Jersey's 4th round of affordable housing requirements, were provided to the Ordinance Committee 2+ weeks ago; therefore, he said a vote on adoption by the Governing Body should be imminent.

ADJOURNMENT

8:02pm