Planning Board

May 28, 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)
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)
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
Tsun-Yam Tam- Borough Historian (Class II)

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 Mr. Reines and seconded by Mr. Di Dio to approve the minutes for the April 30, 2026 Meeting. The motion passed (5-0-1):

Yes- Reines; Blum; Di Dio; Glidden; Barad;

No- n/a;

Abstain- Amitai;

Late Arrival- Chung;

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.) redevelopment of 511 Durie Avenue (site of abandoned school building formerly known as Village Middle School) into 35-unit affordable housing complex remains on schedule;
2.) Borough experienced large turnout for its recent Memorial Day Parade;
3.) Borough will celebrate 250th anniversary of American Revolution on June 13th and host series of events, collectively known as Rev 250, including parade, reading of Declaration of Independence, lectures from Chairman of Historic Preservation Commission (Timothy Adriance) on Borough's involvement, colonial-era games, blacksmith demonstrations, live bands, fireworks and party hosted by Mayor Glidden;
4.) Mayor Glidden's Committee for the Arts will hold 1st of its summer concert series on May 29th;
5.) Lions Club will hold its 4th Annual Duck Derby on June 6th;
6.) Pond Celebration Day will be held at Nature Center on June 7th;
7.) Recreation Commission will sponsor concert at band shell in Memorial Park on June 19th;

Councilwoman Amitai briefed the Board on the following:

1.) construction of new 1-family houses is continuing at high rate;
2.) several new establishments ("Gaia", "Closter Mart", "[solidcore]" and "The Dripbar") will be open to public in near future;
3.) Improvement Commission will be decorating downtown area as part of upcoming Rev 250;
4.) Senior Citizens Center has undergone recent interior upgrades;

5.) application to Zoning Board of Adjustment for construction of new apartment complex located at 624 Piermont Road is anticipated in near future;
6.) student concert will be held at Closter Public Library on May 30th;
7.) registration for Bergen County Property Alert Service is available and assists in protecting against mortgage and property fraud;

Environmental Commission
(Batool)

n/a;

Shade Tree Commission
(Tam)

n/a;

CASELOAD

#1 CASE P-2026-04

APPLICANT:	SKYE OF HOPE DEVELOPMENT, LLC
SUBJECT PROPERTY:	14 COLUMBUS AVENUE
BLOCK/LOT:	910/4
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	GREGG PASTER, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/2ND QUARTER
AFFIDAVIT OF SERVICE:	MAY 15, 2026
AFFIDAVIT OF PUBLICATION:	MAY 15, 2026

Synopsis
The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received March 24, 2026 and scheduled for the April 9, 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 April 30, 2026 Meeting; being the applicant provided faulty public noticing, the case was postponed to the **May 28, 2026 Meeting**.

Relief Sought
1.) Soil Movement (<250 cy permitted/360 cy provided);

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

Exhibits
n/a;

Prior Completeness Review Requests
1.) revise answer to Question #12 on Page 6 of Board application to reflect proposed transportation route of soil export avoiding intersection of Demarest Avenue and Knickerbocker Road which has long-documented history of vehicular accidents;
2.) correct highlighting on tax map so it indicates subject lot;
3.) address all items in report prepared by Board Engineer and dated March 31, 2026;
4.) relocate proposed tree planting in front left corner of subject property slightly in northerly direction further away from existing street tree abutting/private trees located on 20 Columbus Avenue to avoid it having compromised health;
5.) verify all applicable lots are included in average front yard setback calculation;

Prior Meeting Requests
n/a;

New Meeting Requests

n/a;

Public Questions
n/a;

Public Comments
n/a;

Decision
A motion was made by Mr. Di Dio and seconded by Councilwoman Amitai to approve the application. The motion passed (9-0-0):

Yes- Reines; Chung; Blum; Batool; Di Dio; Amitai; Glidden; Pialtos; Barad;

No- n/a;

Abstain- n/a;

Late Arrival- Ferullo;

Conditions
1.) dimension size of stone bed for proposed seepage pits on graphic of site plan to prevent error during excavation;
2.) provide full concrete apron across proposed driveway as part of new concrete sidewalk installation along entire street frontage and revise site plan accordingly;

#2 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
AFFIDAVIT OF PUBLICATION:	MAY 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**.

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
n/a;

New 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;

Public Questions
1.) Russell Guba, 130(C) Knickerbocker Road, Closter, New Jersey;

Public Comments
1.) Russell Guba, 130(C) Knickerbocker Road, Closter, New Jersey;
2.) Paul Nyfenger, 310 Glen Avenue West, Harrington Park, New Jersey;

Decision
A motion was made by Mayor Glidden and seconded by Ms. Batool to approve the application. The motion failed (3-6-0):
Yes- Batool; Glidden; Barad;
No- Reines; Chung; Blum; Di Dio; Amitai; Pialtos;
Abstain- n/a;
Late Arrival- Ferullo;

Conditions
n/a;

CLOSED SESSION

A motion was made by Mayor Glidden and seconded by Mr. Di Dio to have the Board go into closed session at 9:33pm. The motion passed (9-0-0):
Yes- Chung; Blum; Ferullo; Batool; Di Dio; Amitai; Glidden; Pialtos Barad;
No- n/a;
Abstain- n/a;

A motion was made by Mayor Glidden and seconded by Mr. Di Dio to have the Board reopen the meeting to the public at 9:55pm. The motion passed (9-0-0):
Yes- Chung; Blum; Ferullo; Batool; Di Dio; Amitai; Glidden; Pialtos Barad;
No- n/a;
Abstain- n/a;

The minutes for this closed session will be released upon the resolution of the matter(s) discussed.

MISCELLANEOUS

n/a;

ADJOURNMENT

9:56pm