Planning Board

September 24, 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 @ 6:30pm- ***PUBLIC***;

B.) **Pledge of Allegiance**

C.) **Attendance**

D.) **Correspondence**
- **1.)** August 28, 2026 to September 24, 2026;

E.) **Minutes**
- **1.)** August 27, 2026 Meeting;

F.) **Resolutions**
- **1.)** Case P-2026-05 (90 Knickerbocker Road/Wolf & Willow Group, LLC);

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.)** Case Z-2025-07 (751 Closter Dock Road/Kedem & Woods)- Extension of Time Request (Deed Recording);
- **2.)** Case Z-2025-07 (751 Closter Dock Road/Kedem & Woods)- Subdivision Deed;

M.) **Adjournment**

#1 **CASE P-2026-07**

APPLICANT:	5 PINE HILL ROAD, LLC
SUBJECT PROPERTY:	5 PINE HILL ROAD
BLOCK/LOT:	2407/9
ZONING DISTRICT:	1 (RESIDENTIAL A)

REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/2ND QUARTER
AFFIDAVIT OF SERVICE:	SEPTEMBER 14, 2026
AFFIDAVIT OF PUBLICATION:	SEPTEMBER 13, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received July 13, 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; being the applicant provided faulty public noticing, the case was postponed to the **September 24, 2026 Meeting**.

#2 CASE P-2026-09

APPLICANT:	RR EMPIRE, LLC
SUBJECT PROPERTY:	162 ANDERSON AVENUE
BLOCK/LOT:	2102/41
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	SEPTEMBER 14, 2026
AFFIDAVIT OF PUBLICATION:	SEPTEMBER 13, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received July 24, 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; being the applicant provided faulty public noticing, the case was postponed to the **September 24, 2026 Meeting**.

#3 CASE P-2026-10

APPLICANT:	35 HARVARD, LLC
SUBJECT PROPERTY:	35 HARVARD STREET
BLOCK/LOT:	2001/20
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	SEPTEMBER 10, 2026
AFFIDAVIT OF PUBLICATION:	SEPTEMBER 11, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received August 14, 2026 and scheduled for the September 2, 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 **September 24, 2026 Meeting**.

#4 CASE P-2026-11

APPLICANT:	37 CARLSON, LLC
SUBJECT PROPERTY:	37 CARLSON COURT
BLOCK/LOT:	1407/9
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	SOPHY ROBERT, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	SEPTEMBER 8, 2026
AFFIDAVIT OF PUBLICATION:	SEPTEMBER 10, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received August 20, 2026 and scheduled for the September 2, 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 **September 24, 2026 Meeting**.

#5 **CASE P-2026-12**

APPLICANT:	31 COLLINS, LLC
SUBJECT PROPERTY:	31 COLLINS AVENUE
BLOCK/LOT:	2201/7
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	SEPTEMBER 11, 2026
AFFIDAVIT OF PUBLICATION:	SEPTEMBER 13, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received August 20, 2026 and scheduled for the September 2, 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 **September 24, 2026 Meeting**.

#6 **CASE P-2026-13**

APPLICANT:	COLUMBUS CLOSTER, LLC
SUBJECT PROPERTY:	97 COLUMBUS AVENUE
BLOCK/LOT:	1002/28
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/3RD QUARTER
AFFIDAVIT OF SERVICE:	SEPTEMBER 11, 2026
AFFIDAVIT OF PUBLICATION:	SEPTEMBER 13, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received August 21, 2026 and scheduled for the September 2, 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 **September 24, 2026 Meeting**.

#7 **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 requested 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; the application was approved by the Board; **the Board will memorialize a Resolution upon both its completion by the Board Attorney and the Board's receipt of items to which a voice vote may have been conditioned**.