Planning Board

February 26, 2026
Meeting
Minutes

THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:31pm

ATTENDANCE

Present
David Barad, MD- Chairman (Class IV)
Dean Pialtos- Vice Chairman (Class IV)
Tsun-Yam Tam- Borough Historian (Class II)
Victoria Amitai- Councilwoman (Class III)
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
Michael Pessolano, PP- Board Planner
Paul Demarest- Board Coordinator & Secretary

Absent
John Glidden- Mayor (Class I)
Robert Di Dio- Full Member (Class IV)

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 Ms. Ferullo to approve the minutes for the February 4, 2026 Work Session. The motion passed (6-0-1):

Yes- Reines; Chung; Ferullo; Tam; Pialtos; Barad;

No- n/a;

Abstain- Amitai;

Late Arrival- Batool;

Mr. Demarest reminded that given the Board's recent decision to change its Work Session format, effective March 4, 2026, such that less than a quorum of the Board (Subcommittee) will be present, without the general public, to conduct completeness review, minutes for Work Sessions will no longer be generated, but rather individual memos to applicants detailing the Subcommittee's decisions.

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-2025-07**

APPLICANT:	ASSAF KEDEM & ERIKA WOODS
SUBJECT PROPERTY:	751 CLOSTER DOCK ROAD
BLOCK/LOT:	2402/17
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	CONSTANTINE STAMOS, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2025/3RD QUARTER
AFFIDAVIT OF SERVICE:	NOVEMBER 18, 2025
AFFIDAVIT OF PUBLICATION:	NOVEMBER 19, 2025

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 whereby a new 1-family house and associated appurtenances, the concept for which has not been submitted, would be constructed upon 1 lot with the existing 1-family house, swimming pool (in-ground) and associated appurtenances to remain on the 2nd lot; the application was received September 15, 2025 and scheduled for the September 25, 2025 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 October 30, 2025 Meeting; being the applicant provided faulty public noticing, the case was postponed to the December 3, 2025 Meeting; the applicant's engineer and planner testified and were cross-examined, and the case was adjourned, pending the Board's receipt of requested items and a Board Planner being retained, to the January 29, 2026 Meeting; due to the applicant's concern of there not being a full complement of the Board in the event of a vote, the case was postponed to the **February 26, 2026 Meeting**.

Relief Sought

1.) Minor Subdivision: creation of 2 lots (see both Board Engineer's report and applicant's subdivision 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.) Michael Dipple, PE, L2A Land Design, LLC, 60 Grand Avenue, Englewood, New Jersey (on behalf of Marc Cifone, PLS, Lakeland Surveying, Inc., 117 Hibernia Avenue, Rockaway, New Jersey);

Exhibits

A-2: pre-filed site plan prepared by Marc Cifone, PLS, Lakeland Surveying, Inc., 117 Hibernia Avenue, Rockaway, New Jersey, dated August 12, 2025 and last revised January 14, 2026;
A-3: pre-filed soil analysis/percolation testing prepared by Lisa Mahle-Greco, PE, Johnson Soils Co., 66 Glen Avenue, Glen Rock, New Jersey and dated January 12, 2026;
A-4: driveway location map indicating existing driveways located within vicinity of subject property, prepared by Witness #1, dated August 12, 2025 and last revised February 18, 2026;
BD-1: report prepared by Board Planner and dated January 23, 2026;

Prior Completeness Review Requests

1.) address all items in letter prepared by Board Engineer and dated September 17, 2025;
2.) notate absence of easements (including rights-of-way) or depict those existing/proposed especially given extent of existing utilities in vicinity and revise site plan accordingly;
3.) provide written consent from owner of right-of-way (private road) located along entire westerly side of subject property to utilize as driveway accessing both proposed lots in lieu of installing curb cut(s) on Closter Dock Road for access (testimony should be provided regarding positive and negative aspects of both options);

Prior Meeting Requests

1.) provide documentation on what party owns private road;
2.) revise subdivision plan to include existing gravel areas in existing/proposed impervious coverage calculations for subject and 2 proposed lots;
3.) explore reducing impervious coverage for proposed northern lot by reconfiguring existing walkway, eliminating existing playground area and/or reducing existing driveway, patio, etc. in conjunction with installing supplemental storm water management system to handle drainage generated by excess impervious surface (>30%) and revise subdivision plan accordingly;
4.) provide inventory and/or depiction of all existing driveways located within 200'-radius of subject property and revise subdivision plan accordingly;
5.) provide soil analysis and percolation testing;

6.) re-engage with owner of private road to gain approval to utilize it as driveway accessing both proposed lots and avoid installing additional curb cut along Closter Dock Road which experiences heavy truck traffic and has steep undulations;

New Meeting Requests

1.) provide hard copy of Exhibit A-4 (not pre-filed);
2.) revise subdivision plan to reflect correct existing and proposed impervious coverage calculations for Lot 17.01 and ensure latter does not exceed 34.78%;
3.) accept as potential condition of approval that private road shall be utilized as driveway for access to/from proposed Lot 17.02, if/when it is developed, in lieu of installing curb cut(s) on Closter Dock Road, and notate such on subdivision plan (written consent from owners of private road, Albert and Maria Pozotrigo, who reside at 753 Closter Dock Road (Block 2402/Lot 4), would be required as would deed restriction);
4.) post additional $500.00 in engineering escrow for Board Engineer's continued review;

Public Questions

n/a;

Public Comments

n/a;

Decision

A motion was made by Mr. Reines and seconded by Councilwoman Amitai to delay a Board vote on approval or denial until all prior and new Board requests are addressed. The motion was withdrawn.

A motion was made by Mr. Chung to approve the application conditioned upon, in part, that the proposed impervious coverage for Lot 17.01 not exceed 34.78%, however, not require any future access (curb cut) to/from proposed Lot 17.02, if/when it is developed, to be exclusively via the private road to its west. The motion died.

A motion was made by Mr. Reines and seconded by Mr. Tam to authorize the Board Attorney to draft a Resolution conditioned upon fulfillment of potential stipulations therein, including but not limited to, the proposed impervious coverage for Lot 17.01 not exceeding 34.78% and that any future access to/from proposed Lot 17.02, if/when it is developed, be exclusively via the private road to its immediate west and coincide Board votes on merit and memorialization at the March 26, 2026 Meeting. The motion passed (8-1-0):

Yes- Reines; Chung; Blum; Ferullo; Batool; Tam; Pialtos; Barad;

No- Amitai;

Abstain- n/a;

The case was adjourned to the March 26, 2026 Meeting.

Conditions

n/a;

#2 CASE P-2026-01

APPLICANT:	RIVKA ALTER
SUBJECT PROPERTY:	53 TRAUTWEIN CRESCENT
BLOCK/LOT:	1606/4
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	SELF
REAL ESTATE TAX:	CURRENT THRU 2025/4TH QUARTER
AFFIDAVIT OF SERVICE:	FEBRUARY 14, 2026
AFFIDAVIT OF PUBLICATION:	FEBRUARY 12, 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 January 21, 2026 and scheduled for the February 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 **February 26, 2026 Meeting**.

Relief Sought
1.) Soil Movement (<250 cy permitted/555 cy provided);

Witnesses
1.) Rivka Alter, 23 Trautwein Crescent, Closter, New Jersey;
2.) Sean Mc Clellan, PE, 84 Gettysburg Way, Lincoln Park, New Jersey;

Exhibits
n/a;

Prior Completeness Review Requests
1.) address all items in letter prepared by Board Engineer and dated January 22, 2026;
2.) consider providing, while not exceeding impervious coverage maximum allowance (30%), hardscape surface along portion of proposed swimming pool to supplement coping and/or relocating it to abut proposed patio and/or porch to address safety concern and revise site plan accordingly;
3.) correct site plan to reflect applicant being “Rivka Alter”, not general contractor (“Jonathan Hatchual”);
4.) revise answer to Question #12 on Page 6 of Board application to reflect proposed transportation route of soil export is from Trautwein Crescent to King Place/Wainwright Avenue, Alpine Drive, Piermont Road, Closter Dock Road and Route 9W;
5.) schedule trips for proposed soil export so they do not conflict with student pick-up and drop-off times at nearby Tenakill Middle School;

Prior Meeting Requests
n/a;

New Meeting Requests
n/a;

Public Questions
1.) Stephen Chan, 29 Trautwein Crescent, Closter, New Jersey;

Public Comments
n/a;

Decision
A motion was made by Councilwoman Amitai and seconded by Mr. Tam to approve the application without conditions. The motion passed (8-0-0):

Yes- Reines; Chung; Blum; Ferullo; Batool; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

Early Dismissal- Pialtos;

Conditions
n/a;

CLOSED SESSION

n/a;

MISCELLANEOUS

To assist the Board in performing consistency review, Caroline Reiter, PP, T&M Associates Co., 11 Tindall Road, Middletown, New Jersey, who serves as the Borough Planner, summarized the following ordinance proposals, all of which are required of the Borough to comply with its New Jersey-mandated 4th round of affordable housing requirements:

1.) Introduced Ordinance #2026:1383 would rezone 34 contiguous parcels (Block 1607/Lots 3 and 3.01 through 3.33), collectively known as Closter Commons shopping complex, from District 3 (Business) to District 3A (Business) and increase mandatory affordable set-aside in District 3A (Business) from 15% to 20% for rental units as well as allow, as Conditional Use, multiple-family housing in District 4B (Office Area B) at rate of 14 units per acre with 20% mandatory affordable set-aside;
2.) Introduced Ordinance #2026:1384 would revise development fee collection ordinance for projects, mainly new construction and additions, for both residential and non-residential sites to comply with new 4th round state requirements;
3.) Introduced Ordinance #2026:1385 would revise affordable housing and affirmative marking ordinances to comply with new 4th round state requirements;

Mr. Steinhagen advised that both Introduced Ordinance #'s 2026:1384 and 2026:1385 are substantially consistent with the Borough's 2025 Housing Element and Fair Share Plan; he noted Introduced Ordinance #2026:1383 is not consistent with the Borough's Land Use Plan Element because the Land Use Plan does not recommend multiple-family housing on either the Closter Commons site or in District 4B (Office Area B).

The Board also noted the following errors in the wording of Introduced Ordinance #2026:1385: 1.) "and the" is written twice in succession on Page 1/Section 200-54.11A(1); 2.) definition of "accessory apartment" on Page 2 includes such units which are detached from principal buildings while existing definition in Chapter 200-5 of Zoning Code identifies such units exclusively being attached to principal buildings.

The Board also advised that the Governing Body should create guidelines for the Tax Assessor on how a development fee should be calculated, specifically, whether or not to take the value of an existing improvement into account if it is proposed for demolition.

A motion was made by Mr. Reines and seconded by Councilwoman Amitai to recommend that the Governing Body adopt Introduced Ordinance #'s 2026:1383, 2026:1384 and 2026:1385 conditioned upon the adoption of a Resolution setting forth the reasons, which should be detailed in meeting minutes, for the adoption of Ordinance #2026:1383 so to comply with NJSA 40:55D-62(a), which regulates how the Governing Body may amend its zoning ordinances. The motion passed (9-0-0):

Yes- Reines; Chung; Blum; Ferullo; Batool; Amitai; Tam; Pialtos; Barad;

No- n/a;

Abstain- n/a;

ADJOURNMENT

10:14pm