Planning Board

July 30, 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.)** June 26, 2026 to July 30, 2026;

E.) Minutes
- **1.)** June 25, 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-2026-07

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:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

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**.

#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:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

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**.

#3 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 2026/2ND QUARTER
AFFIDAVIT OF SERVICE:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

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**.

#4 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; 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**.

#5 **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; the application was approved by the Board; **the Board Engineer will confirm all items to which a voice vote may have been conditioned are addressed prior to the issuance of a Major Soil Movement Permit**.