

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
August 28th, 2014

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni-Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, August 28th, 2014 in the Council Chambers of the Borough Hall to order at 8:04PM. He stated that the meeting was being held in compliance with the provisions of the Open Public Meetings Act of the State of New Jersey and had been advertised in the newspaper according to law. He advised that the Board adheres to a twelve o'clock midnight curfew and no new matters would be considered after 11:00 P.M.

Dr. Maddaloni invited all persons present to join the Board in reciting the Pledge of Allegiance.

The following Planning Board members and professional persons were present at the meeting:

Mayor Heymann
Dr. Maddaloni
Mr. Sinowitz
Ms. Isacoff
Mr. Nyfenger
Mr. Chagaris-Board Attorney
Mr. DeNicola, P.E., Boswell Engineering
Rose Mitchell, Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Councilwoman Amiti
Ms. Stella
Mr. Pialtos
Mr. DiDio

Dr. Maddaloni read the correspondence list and asked if there were any comments at this time. There were no comments at this time.

Item # 1

Block 1901, Lot 19
6 Willow Road
Application # P-2014-07

Applicant Wieder
Attorney: Richard Kraus, Esq,

Mr. Kraus gave a brief description of application. Mr. Chagaris swore in Mrs. Wieder of 6 Willow Avenue, Closter, N.J. Mr. Chagaris reminded the Board that he represented Mrs. Wieder many years ago on a matter not pertaining to Closter. Mr. Kraus asked Mrs. Wieder to describe to the Board nature of fence installation. Mrs. Wieder responded speaking of the reasons for the need of a replacement of a 6-foot fence including security & safety purposes. Mr. Nyfenger expressed his thoughts regarding nature & simplicity of application. Ms. Isacoff responded to

Mr. Nyfenger's comments. Mr. Kraus spoke of pictures submitted marking them accordingly. Mr. Chagaris asked if replacement fence would be the same as existing. Mrs. Wieder responded. Mr. DeNicola asked for clarification regarding characteristics of fence. Mrs. Wieder responded. Mr. Sinowitz asked how long the fence has existed. Mrs. Wieder responded. Mr. Sinowitz also asked about the need for the 6-foot fence. Mrs. Wieder responded. Mr. Kraus also responded speaking of zoning aspect. Mr. Sinowitz spoke of survey submitted. Motion was made by Mayor Heymann & seconded by Mr. Nyfenger to approve application. All present were in favor of approval.

Item # 2

Block 2306, Lot 5
390 Homans Avenue
Application # P-2014-08

Applicant: CSN Management Corp.
Attorney: John Tang, Esq.

Mr. Tang of 1 Bridge Plaza North, Fort Lee, N.J. introduced himself. Mr. Chagaris swore in Mr. Hals (Professional Engineer) of 9 Post Road, Oakland, N.J. Mr. Hals spoke of soil movement application commenting on plans submitted. Dr. Maddaloni asked for clarification regarding amount of dump trucks. Mr. Commorata of Millbrook Development responded. Mr. Hals spoke of tree removal & soil route. Mr. DeNicola also commented on application. Mr. Nyfenger asked for clarification regarding Mr. DeNicola's review. Mr. DeNicola responded. Ms. Isacoff asked for clarification regarding DEP approval. Mr. DeNicola responded. Mr. Sinowitz asked about the fence around the existing tennis court. Mr. Commorata responded. Mr. Chagaris stated that Mr. Commorata needed to be sworn in & proceeded to do so. Ms. Isacoff stated that she previously dealt with Mr. Commorata on a business level, (having nothing to do with this property) & a retainer was never formalized. Mr. Chagaris responded to Ms. Isacoff's concerns (She did not need to recuse herself). Mayor Heymann spoke of the tree ordinance. Mr. Commorata commented on same. Mr. Tang concurred that he understood the tree fees. Mr. Delbos of 56 O'Shaughnessy Lane asked about DEP/EPA regulations, distance requirements (pertaining to stream), removal of vegetation, amount of soil to be moved, trees, lights (pertaining to tennis courts) etc. Mr. Hals responded. Mr. Rosenblum of 65 Knickerbocker Road asked if the proposed house would be similar to existing structure. Both Mr. Hals & Mr. Commorata responded. Mr. Rosenblum also asked about the need for a sump pump & square footage of proposed structure. Mr. Hals responded. Mr. Rosenblum asked about erosion on property. Mr. Hals responded. Mr. Delbos asked about prevention of increased erosion & proposed landscaping. Mr. Hals responded. Mr. Rosenblum asked about flow of water drainage & location of basins. Mr. Hals responded. Mr. Delbos spoke of his concerns regarding erosion. Mr. Rosenblum made a recommendation regarding seepage pit location. Ms. Delbos of 56 O'Shaughnessy spoke of her concerns regarding tree removal & replanting of new trees. Mr. Tang responded to her comments. Mr. Delbos also commented on the intention for tree planting. Mr. Tang responded to his comments. Dr. Maddaloni asked for Mr. DeNicola's feedback regarding engineering issues. Mr. DeNicola responded. Ms. Isacoff asked about landscaping pertaining to erosion prevention. Mr. DeNicola responded. Mr. Nyfenger spoke of the proposed building coverage & maximum impervious area with regards to water flow. Mr. Sinowitz stated he was satisfied with presentation given. The Board continued to discuss trees. Mr. Hals commented on same. Mr. Delbos also spoke of trees. Mr.

Cai of 68 O'Shaugnessy asked what the purpose was of him receiving certified mailing. Mr. DeNicola & Mr. Chagaris responded stating that his property falls within 200 ft of subject property. The Board continued to speak of recommendation of tree replacement. Motion was made by Mr. Nyfenger & seconded by Ms. Isacoff to approve application with mentioned stipulations. Ms. Mitchell spoke of the building department's C of O procedure (in regards to tree stipulation) All present were in favor of approval. Mr. Commorata asked for clarification regarding use of shade tree contribution. Ms. Isacoff stated that funds were used for town to plant trees on Borough property.

3- Block 1607, Lot 1 (Block 1310, Lot 2)
19 Ver Valen Street (7 Campbell Avenue)
Application # P-2013-03

Applicant: Closter Marketplace (EBA), LLC
Centennial AME Zion Church
Attorney: Joseph Basralian

Mr. Chagaris spoke of the Developer's Agreement regarding Closter Plaza application & stated that he has received signed copy from applicant. Board chose to review documents & vote on it at next meeting. Mr. Nyfenger asked for clarification regarding requirement of developer's agreement. Both Mr. Chagaris & Mr. DeNicola responded speaking of bonds, etc.

Mr. Liebman stated that he was an attorney in the State of New Jersey & requested to speak to the Board regarding previous correspondence(s) he sent to the Board. Mr. Chagaris responded to his request. Mr. Liebman spoke of Zone change requested. Mayor Heymann responded to Mr. Liebman's comments. Mr. Liebman asked for status of Master Plan review. Dr. Maddaloni & Mr. DeNicola responded.

Motion was made by Ms. Isacoff & seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 9:42PM.