

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
October 30th, 2014

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Ms. Isacoff, Vice-Chair called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday October 30th, 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
Mr. Sinowitz
Ms. Isacoff
Mr. Paltos
Mr. Lenander
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 Amitai
Dr. Maddaloni
Mr. DiDio

Ms. Isacoff read the correspondence list and asked if there were any comments. No comments were made at this time.

Mr. Chagaris stated that Mr. Lenander was previously sworn in.

Item # 1

Block 2104, Lot 10
20 Sherman Avenue
Application # P-2014-10

Applicant: Pars Holding, LLC
Attorney: Frank Ferraro, Esq.

Mr. Ferraro spoke of soil movement application for purpose of new construction. Mr. DeNicola spoke of application. Mr. Chagaris swore in Mr. Vanderveer of 30 Madison Avenue of Paramus, N.J. Mr. Vanderveer spoke of application referring to plans he prepared. Mr. Vanderveer stated he didn't believe there would be any drainage issues on site. Mr. DeNicola spoke of proposed walkway. Ms. Barker of 140 Hickory Lane asked about the slope (along property line). Mr. Vanderveer responded. Ms. Barker also asked about the proposed # of stories. Mr. Vanderveer

responded. Mr. Lenander asked about clay barrier. Mr. DeNicola responded speaking of water runoff approval requirement. Motion was made by Mayor Heymann & seconded by Mr. Sinowitz to approve application with mentioned stipulations. All present were in favor of approval.

Item #2

Block 1501, Lot 17 (& 18)
165 Herbert Avenue
Application # P-2014-11

Applicant: Merv Fernandes
Attorney: N/A

Mr. Chagaris swore in Mr. Lantelme of 101 West Street, Hillsdale, NJ. Mr. Lantelme spoke of Mr. DeNicola's review letter and commented on revised plans submitted. Ms. Abrahamsen of 151 Herbert Avenue asked about tree removal (specifically the proposed removal of one 50 inch tree). Mr. Lantelme & Mr. DeNicola responded. The Board discussed tree report submitted by Mr. Fuchs. Mr. DeNicola stated that applicant would need a revised tree report. Mr. Lantelme spoke of the need to remove mentioned tree. Mr. Sinowitz suggested relocation of tree. Ms. Mitchell spoke of the initial tree application submitted. The Board continued to speak of mentioned tree & mitigation according to the Borough ordinance. Mr. Fernandes agreed with tree re-planting. Ms. Abrahamsen asked if applicant was seeking variance. Mr. Lantelme responded stating no variances were needed. Ms. Abrahamsen also asked about soil elevation. Mr. Lantelme responded speaking of grading. Motion was made by Mayor Heymann & seconded by Mr. Lenander to approve application with mentioned stipulations. All present were in favor of approval.

Motion was made by Mr. Lenander & seconded by Mayor Heymann to adjourn meeting.
Meeting was adjourned at 8:52PM.