

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Work Session Meeting**  
Wednesday,  
August 5<sup>th</sup>, 2015  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
August 5<sup>th</sup>, 2015

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, August 5<sup>th</sup>, 2015 in the Council Chambers of the Borough Hall to order at 8:03PM. 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 Glidden  
Councilwoman Amitai  
Dr. Maddaloni-(Chair)  
Ms. Heymann  
Ms. Brewster  
Dr. Goldberg  
Mr. Chagaris-Board Attorney  
Mr. DeNicola, P.E., Boswell Engineering  
Ms. Mitchell -Board Coordinator

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

Mr. Pialtos-(Vice-Chair)  
Mr. Montroy  
Mr. Freyre  
Mr. Iafrate- (Alt #1)  
Ms. Batool-(Alt #2)

Dr. Maddaloni announced the items on the correspondence list. There were no comments regarding mentioned.

Motion was made by Ms. Heymann and seconded by Mayor Glidden to approve minutes of 06-25-15. All present were in favor of approval with the exception of Councilwoman Amitai who abstained. Motion was made by Mayor Glidden & seconded by Ms. Heymann to approve minutes of 07-01-15. All present were in favor of approval.

Item # 1

Block 1206, Lot 1 (thru 16)  
23 Naugle Street  
Application # P-2015-08

Applicant: Dykes Lumber Company, Inc.  
Attorney: Mr. Basralian, Esq.

Dr. Maddaloni announced that this application has been withdrawn from the Planning Board. Mayor Glidden asked for clarification. Mr. DeNicola responded speaking of non-conforming building.

Item # 2

Block 1601, Lot 23  
88 Roosevelt Street  
Application # P-2015-09

Applicant: Kang  
Attorney: N/A

Ms. Kang spoke (on behalf of her father) of Soil Movement application. Mr. DeNicola spoke of tree concern & cross section revisions. Councilwoman Amitai asked for clarification regarding FAR. Mr. DeNicola responded. Ms. Mitchell confirmed that zoning approval was received. Motion was made by Ms. Heymann & seconded by Dr. Goldberg to deem application complete with mentioned stipulations. All present were in favor of completeness.

Item # 3

Block 2001, Lot 13  
32 Rutgers Street  
Application # P-2015-10

Applicant: Dubchenko  
Attorney: Steven Freesman, Esq.

Ms. Mitchell stated that the tree removal application was received this evening. A representative from Azzolina & Feury Engineering spoke of Mr. DeNicola's review letter. Mr. DeNicola spoke of concerns regarding proposed retaining wall & the slope of the driveway. Motion was made by Ms. Heymann & seconded by Mayor Glidden to deem application complete with mentioned stipulations. All present were in favor of completeness.

4- Liaison's Reports- Councilwoman Amitai & Mayor Glidden spoke of the groundbreaking ceremony at the Closter Plaza.

5- Open Meeting to the Public:  
No comments at this time.

Motion was made by Mayor Glidden & seconded by Councilwoman Amitai to go into executive session. Time was 8:23PM.

Meeting reopened at 8:31; at which time motion was made by Ms. Heymann & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 8:31 PM.