

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
July 30th, 2015
8:00 P.M.

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, July 30th, 2015 in the Council Chambers of the Borough Hall to order at 8:02PM. 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:

Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Pialtos-(Vice-Chair)
Ms. Heymann
Mr. Montroy
Mr. Freyre
Dr. Goldberg
Mr. Iafrate-(Alt #1)
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:

Mayor Glidden
Ms. Brewster
Ms. Batool-(Alt # 2)

Dr. Maddaloni announced the items on the correspondence list. There were no comments at this time.

Item # 1

Block 1202, Lot 6.01
15 William Street
Application # P-2015-05

Applicant: Multi-Phase Electrical Services
Attorney: Donna Vellekamp, Esq.

Announcement was made that this application will carry to the August 27th Regular Monthly Meeting. Councilwoman Amitai spoke of correspondence from Mr. Montroy regarding this application. Mr. Chagaris stated that this should be discussed at the next Regular Monthly Meeting.

Item # 2

Block 1003, Lot 18.01
445 Durie Avenue
Application # P-2015-07

Applicant: Asfarjani
Attorney: David Watkins, Esq.

Mr. Watkins spoke of Soil Movement application stating that all issues from Mr. DeNicola's review letter have been addressed. Ms. Mitchell questioned why applicant's engineer was not present to testify. Mr. Watkins & Mr. Chagaris responded. Mr. DeNicola stated that all issues have been complied with; also stating that the soil movement application would need to be revised regarding transportation route/designation. Mr. DeNicola continued to speak of application. Councilwoman Amitai suggested underground electric. Mr. Watkins stated that this was not required. Motion was made by Ms. Heymann & seconded by Mr. Montroy to approve this application with mentioned stipulation. All present were in favor of approval.

3- Approval of Developer's Agreement regarding Application # P2015-01; 50 Railroad Avenue:

Mr. Chagaris spoke of prepared Developer's Agreement. Motion was made by Mayor Heymann & seconded by Mr. Montroy to approve the Developer's Agreement submitted. All present were in favor of approval with the exception of Councilwoman Amitai who abstained.

Dr. Goldberg stated that he was promised a copy of the draft agreement pertaining to COAH. Mr. Chagaris responded stating that he would send Dr. Goldberg a copy. Dr. Goldberg asked if the Planning Board had jurisdiction regarding review of mentioned document. Mr. Chagaris responded stating that the Planning Board does not have jurisdiction; & continued to speak of procedure regarding COAH. Ms. Heymann spoke of procedure followed in the past. Mr. Chagaris stated that the procedure has changed based on court rulings. Mr. Chagaris continued to clarify procedure. Dr. Goldberg stated he believed that the Planning Board should be involved. Mr. Chagaris responded. Dr. Maddaloni spoke of the hired planner's involvement. Mr. Chagaris continued to speak of the COAH procedure/formula. Dr. Goldberg continued to speak of his concerns regarding the Planning Board's involvement pertaining to COAH. Mr. Montroy also responded to Dr. Goldberg's concerns. Dr. Maddaloni suggested that Dr. Goldberg bring his concerns to the Mayor & Council. Ms. Heymann stated she would send Dr. Goldberg a copy of the application that the Borough Attorney prepared regarding COAH.

Motion was made by Ms. Heymann & seconded by Mr. Montroy to adjourn meeting. Meeting was adjourned at 8:37PM.