

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session/Special Meeting
Wednesday
October 7th, 2015
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session/Special Meeting
Wednesday.
October 7th, 2015

Dr. Maddaloni, Chairman called the Work Session/Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, October 7th, 2015 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 Glidden

Dr. Maddaloni-(Chair)

Mr. Paltos-(Vice-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:

Councilwoman Amitai

Mr. Iafrate- (Alt #1)

Ms. Batool-(Alt #2)

Ms. Mitchell reminded the Board to be more cautious with side chatting during meeting, since this makes it very difficult when preparing minutes.

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

Motion was made by Ms. Heymann & seconded by Mr. Montroy to approve minutes of 7-30-15. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 08-05-15. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 08-27-15. All present were in favor of approval.

Open Meeting to the public:

There were no comments at this time.

Work Session

Mr. Montroy spoke of the need to upgrade the Land Use Board(s) procedure regarding receipt of correspondence, applications, etc.; proposing use of iPads for all members & the use of TV for all applications. Mr. Montroy stated this will come out of the Building Dept. budget. Ms. Heymann asked

about the overage monies within the Building Dept. Mr. Montroy responded speaking of the increase of the construction within the Borough; also speaking of graphs that he is in the process of preparing regarding permit activity, staff, etc. Ms. Heymann also asked about location of tablets. Mr. Montroy responded stating that the members will take the tablets with them; however they will only be used for Closter business. Mr. Freyre asked if other towns are participating in this. Mr. Montroy responded stating that at this point, other towns were not completely utilizing this procedure. Dr. Goldberg complimented Mr. Montroy on his efforts & proposal.

Item # 1

Block 701, Lot 13
80 Knickerbocker Road
Application # P-2015-11

Applicant: Anderson
Attorney: Kurt Hartmann, Esq.

Mr. Cushmaro spoke of subdivision application. He also spoke of Mr. DeNicola's review letter. Mr. DeNicola spoke of same. Mr. Osterkorn (Applicant's Engineer) also spoke of subdivision application. Dr. Maddaloni asked for clarification regarding chart on plans pertaining to proposed building coverage. Mr. Osterkorn responded confirming typo on plans. Mr. Osterkorn spoke of Mr. DeNicola's review letter. Mr. DeNicola asked about control of the private road. Mr. Anderson (property owner) responded stating that the road was controlled by Mr. & Mrs. Maras. Mr. DeNicola stated that proof of permission regarding private road would need to be submitted. Mr. Anderson stated that his deed states that he has access to private road mentioned. Mr. Chagaris spoke of deed submitted requesting additional proof. Mr. Osterkorn spoke of waivers requesting. Mr. Chagaris spoke of same. Ms. Brewster asked for clarification regarding previous land use applications. Mr. Cushmaro & Mr. Anderson responded. Motion was made by Mr. Montroy & seconded by Mayor Glidden to deem application complete with mentioned stipulations/requirements. Ms. Mitchell confirmed meeting date & deadline. All present were in favor of completeness.

2-Liaison's Reports: No Comments at this time.

3- Old Business:

A-Status regarding COAH requirements

Mayor Glidden stated that COAH meetings have taken place & that the Borough is working with a planner.

B-Confirmation of Liaisons representing Environmental & Historic Commission(s):

Ms. Heymann stated she is officially the Environmental Liaison & that the Historic Liaison is informal at this time & this may be able to be done as an associate member since there are no openings on the Commission at this time. (Possibility of Associate member is still being looked into at this time).

4- New Business:

2016 Operating Budget:

Ms. Mitchell spoke of the proposed 2016 PB budget; asking Mr. Chagaris for clarification of litigation amount needed for next year referring specifically to Closter Plaza & Closter Dock Road subdivision litigation. Mr. Chagaris responded. Mr. Montroy also commented on budget speaking of previous & proposed applications as it relates to workload/staffing. Mr. Montroy also spoke of scanning of land use files to be included in proposed budget.

SPECIAL MEETING

Item # 1

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

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

Dr. Maddaloni recused himself from this application due to residing within 200 feet of property. Mr. Montroy also recused himself, stating that he was unable to listen to previous testimony due to computer issues. Mr. Montroy left the meeting at this point (Time was 8:38PM.) Mr. Paltos took over chairing the meeting at this time. Ms. Vellekamp spoke of Site Plan application, speaking of revised plans submitted. Mr. Chagaris swore in Mr. Martins of 55 Walnut Street, Norwood NJ. Mr. Martins spoke of revised plans submitted. Mr. Paltos asked for clarification regarding number of trees to be planted. Mr. Martins responded stating that 15 trees will be planted. Mr. Chagaris asked for clarification regarding trucks entering William Street. Mr. Martins responded. Ms. Vellekamp spoke of the loading dock. Mr. Chagaris asked for further clarification regarding gravel area. Mr. Martins responded. Mr. Martins continued to speak of truck maneuvering & delivery. Mr. Chagaris asked about use of loading docks. Ms. Vellekamp responded. Mr. DeNicola asked for clarification of loading docks. Mr. Martins responded. Mr. Paltos asked about number of cars parked on site. Mr. Martins responded. Mr. DeNicola asked for clarification regarding paving area. Mr. Martins responded. Ms. Brewster asked about bay door unloading. Mr. Martins responded. Dr. Goldberg asked about variances needed. Mr. Chagaris responded. Ms. Vellekamp stated that there is only one variance request. Dr. Goldberg also asked about parking spaces. Mr. Chagaris spoke of same, clarifying Dr. Goldberg's question. Mr. Martins responded. Dr. Goldberg asked about truck maneuvering. Ms. Vellekamp & Mr. Martins responded. Mr. Chagaris swore in Ms. Kelly of 15 William Street. Mr. Paltos asked about usage of parking spaces during the day & number of employees. Ms. Kelly responded also speaking of spaces utilized for customers. Mr. DeNicola asked about southerly end parking. Ms. Kelly responded. Ms. Heymann asked about spaces used by clients. Ms. Kelly & Ms. Vellekamp responded. Ms. Kelly spoke of current procedure regarding trucks & delivery. Ms. Heymann asked about other deliveries received. Ms. Kelly responded also stating that the business is growing. Mr. Chagaris asked if building permits were obtained for work conducted. Ms. Mitchell responded stating that permits were received. Mr. Chagaris asked about prior use. Ms. Kelly & Ms. Vellekamp stating that it was currently vacant. Ms. Brewster asked for clarification regarding parking spaces. Mr. DeNicola responded. Ms. Vellekamp also spoke of parking spaces. Ms. Heymann stated that proposed work would be an improvement. Mr. DeNicola asked about size of parking spaces. Mr.

Martins responded expressing the importance of car/truck maneuvering. Dr. Goldberg asked about violation of work being conducted without permits. Mr. Chagaris responded stating that the Board does not get involved in the violation enforcement end. Dr. Goldberg spoke of truck entrance & exit. Mr. Chagaris, Mr. DeNicola & Mr. Pialtos discussed same. At this time, the Board requested revision plans pertaining to the parking layout. Ms. Brewster asked about size of parking spaces. Mr. Martins responded. Mr. Chagaris asked about designated parking for box trucks. Ms. Kelly responded stating they are usually parked by the loading docks. Ms. Brewster asked about the gravel area. Mr. Martins responded. Dr. Goldberg spoke of parking lot angle. Mr. DeNicola spoke of same. Mr. DeNicola & Mr. Martins discussed plan revisions. Ms. Heymann asked about maneuvering of box trucks. Mr. Martins responded. Motion was made by Mayor Glidden & seconded by Ms. Heymann to request revised plans & carry application to the October 29th meeting. It was stated that notice will also carry. All present were in favor.

Dr. Maddaloni took over chairing the meeting at this point.

Ms. Brewster asked (generic) question regarding sidewalk installation requirements. Mr. DeNicola & Mr. Chagaris responded.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to adjourn meeting. Meeting was adjourned at 9:36PM.