

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Reorganization, Special & Work Session Meeting
Wednesday,
January 6th, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Reorganization, Special, & Work Session Meeting
Wednesday,
January 6th, 2016

Dr. Maddaloni, Chairman called the Reorganization, Special & Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, January 6th, 2016 in the Council Chambers of the Borough Hall to order at 8:05PM. 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.

Mr. Chagaris swore in Councilwoman Amitai, Dr. Maddaloni, Mr. Paltos & Ms. Batool to continue to serve as members of the Planning Board.

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

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Paltos – (Vice-Chair)
Ms. Heymann
Ms. Brewster
Mr. Freyre
Dr. Goldberg
Mr. Iafrate
Ms. Batool
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:

Mr. Montroy

Dr. Maddaloni read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. No comments were made at this time.

Motion was made by Ms. Heymann and seconded by Mayor Glidden to approve minutes of 12-02-15. All present were in favor of approval.

Reorganization Portion of Meeting

Mr. Paltos took over chairing at this point (for purpose of requesting nomination for Chairman). Motion was made by Mayor Glidden & seconded by Mr. Paltos to nominate Dr. Maddaloni as Board Chair. All present were in favor with the exception of Dr. Maddaloni who abstained. At this point, Dr. Maddaloni took over chairing the meeting. Motion was made by Dr. Maddaloni & seconded by Mayor Glidden to nominate Mr. Paltos as Board Vice-Chair. All present were in favor with the exception of Mr. Paltos

who abstained. Motion was made by Ms. Brewster & seconded by Mr. Paltos to nominate Ms. Mitchell as Board Secretary. All present were in favor. Motion was made by Councilwoman Amitai & seconded by Mr. Paltos to nominate Beattie Padovano, LLC (in the person of Mr. Chagaris) as Board Attorney. All present were in favor. Motion was made by Councilwoman Amitai & seconded by Mr. Paltos to nominate Boswell Engineering (in the person of Mr. DeNicola) as Board Engineer. All present were in favor.

Ms. Mitchell spoke of PB fee schedule speaking of one recommended add-on regarding engineering escrow for fence applications before the Board. Mr. Paltos asked for clarification regarding fee schedule. Mr. Chagaris responded. Ms. Heymann & Councilwoman Amitai spoke of same. Dr. Goldberg asked for clarification regarding fee schedule also speaking of how fees compared to other municipalities. Mayor Glidden responded to Dr. Goldberg's comments. Ms. Heymann commented on same. Mayor Glidden also commented stating that the (Mayor) & Council will look into this & get back to Dr. Goldberg. Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to adopt 2016 Fee Schedule with mentioned line item add-on. All present were in favor. Motion was made by Ms. Heymann & seconded by Dr. Goldberg to request the ordinance committee of the Council to implement mentioned recommendation regarding PB fee schedule. All present were in favor.

Ms. Mitchell stated that the newspapers used for legal advertisements will remain the same as last year. Motion was made by Ms. Heymann & seconded by Mr. Iafrate to designate The Bergen Record & the Star Ledger as the 2016 official newspapers (for purpose of legal noticing). All present were in favor.

Dr. Maddaloni spoke of the reformation of the Board Subcommittees. Dr. Maddaloni reappointed Ms. Heymann, Councilwoman Amitai & Ms. Batool to serve on the Ordinance Draft Review Subcommittee, with Dr. Goldberg serving as alternate member. Dr. Maddaloni reappointed Councilwoman Amitai, Ms. Heymann, & himself to serve on the Planning & Zoning Subcommittee with Mayor Glidden serving as alternate member. Dr. Maddaloni reappointed Ms. Heymann, Mr. Freyre, & Mr. Iafrate to serve on the COAH Subcommittee, with Ms. Batool serving as alternate. Mayor Glidden spoke of the importance of the COAH Committee at this time. Dr. Maddaloni reappointed Mr. Paltos, Dr. Goldberg & Ms. Brewster to serve on the Master Plan Implementation Subcommittee, with Councilwoman Amitai serving as alternate member.

Ms. Mitchell spoke of the mandatory land use course; reminding the members who have not yet attended of the time limit to sign up & attend mentioned. Ms. Mitchell also spoke of updating the contact list.

Work Session Portion of Meeting

1- Liaison's Report(s) - Councilwoman Amitai spoke of the Closter Plaza project. Dr. Maddaloni spoke of previous Closter Plaza applications before the Board, specifically speaking of lease holders. Ms. Heymann concurred with Dr. Maddaloni. Mr. Chagaris responded to Dr. Maddaloni's comments. Mr. Freyre asked for further clarification. Mr. Chagaris responded. Mayor Glidden spoke of Edens' intention to renovate the existing movie theatre, & would like to come before the Board (at the next meeting) to discuss mentioned. Mr. Chagaris confirmed that this would be for Concept Review only. Councilwoman Amitai stated that the PBA contracts were signed.

2-Open Meeting to the Public- No Comments

3- Old Business:

Mayor Glidden spoke of the COAH status; commented on the “Master” assigned by the State & that things were moving along.

Pending Resolution- Application # P-2015-05; Block 1202, Lot 6.01; 15 William Street: Dr. Maddaloni recused himself from this portion of meeting. (Councilwoman Amitai took over chairing at this point). Mr. Chagaris spoke of procedure of this specific resolution approval; which is for the purpose of application denial. He stated that the only members qualified to vote were Councilwoman Amitai, Ms. Brewster & Mr. Iafrate. Motion was made by Mr. Iafrate & seconded by Ms. Brewster to approve resolution. All members qualified to vote were in favor (Councilwoman Amitai, Ms. Brewster & Mr. Iafrate).

At this point, Dr. Maddaloni rejoined the Board & took over chairing.

4- New Business:

Mr. Chagaris reinstated that the Concept Review for Edens (Closter Plaza) should be added to the January 28th PB agenda.

Special Meeting Portion

Item # 1

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

Applicant: Anderson
Attorney: Kurt Hartmann, Esq.

Mr. Watkins (attorney representing objector) introduced himself & stated that he was representing Mr. Maras. Mr. Watkins spoke of deficiency of legal notice regarding application. Mr. Watkins also spoke of correspondence he submitted & also stated that he didn't believe the Planning Board has jurisdiction over this application. Mr. Watkins spoke of Mr. De Nicola's review letter. Mr. Chagaris spoke of deed submitted with application dated December 1965. Mr. Watkins commented on same. Mr. Chagaris recommended this specific matter be carried. Mr. Paltos suggested that the entire application be carried. Mr. Cushmaro (Applicant's Attorney) spoke of same. Dr. Maddaloni asked for clarification regarding Board jurisdiction. Mr. Chagaris responded. Mr. Cushmaro also responded to comments made; speaking of possible variance needed, etc. Dr. Maddaloni asked Mr. Chagaris for further clarification regarding possible variance, flag lot as it pertains to jurisdiction. Mr. Chagaris responded. Mr. Cushmaro commented on same. Ms. Heymann spoke of deeds submitted, commented on flag lots. Mr. Chagaris & Mr. DeNicola responded to Ms. Heymann's comments. Mr. Chagaris recommended that the Board & the applicant regroup & that the applicant re-notices & submit revised plans. Mr. Cushmaro responded to Mr. Chagaris' comments specifically speaking of jurisdictional issues. Mr. Watkins commented on same. Councilwoman Amitai asked Mr. Cushmaro for clarification of why applicant applied before the Planning Board as opposed to the

Zoning Board of Adjustment. Mr. Cushmaro responded stating that it is a Subdivision application. Ms. Heymann asked for clarification of variance granted. Mr. Chagaris responded. Mr. Cushmaro commented on same. Mr. Chagaris spoke of the land use law in regards to variance pertaining to public roads. Mr. Cushmaro spoke of his research for a (1960s) resolution. Mr. Osterkorn (Applicant's Engineer) spoke of previous (1960s) Subdivision plan. Decision was made to carry application to January 28th & that applicant will re-notice.

Dr. Maddaloni announced that prior to hearing next application; the Board will go into closed session. Motion was made by Councilwoman Amitai & seconded by Ms. Brewster to go into closed session. All present were in favor. Time was 9:18PM.

Meeting reopened at 9:49 PM.

Item #2

Block 1314, Lot 2 (includes lot 1)
248 (aka 234) Closter Dock Road
Application # P-2015-12

Applicant: Heidenberg Closter Assoc.
Attorney: Howard Geneslaw, Esq.

Mr. Geneslaw introduced himself. Mr. Chagaris spoke of site plan application & announced that Mr. Iafate will be recusing himself from application due to his business relations with applicant. At this point, Mr. Iafate recused himself from this portion of the meeting. Mr. Geneslaw spoke of depth of Site Plan application. Dr. Maddaloni spoke of the revitalization of the Heidenberg Plaza & also reminded the members on looking at application based on its' merits. Mr. Chagaris swore in Mr. Junghans (Civil Engineer) of 50 Main Street, White Plains, NY. Mr. Junghans spoke of his professional background. The Board accepted his credentials. Mr. Junghans spoke of application marking exhibits accordingly. Mr. Chagaris asked for clarification regarding number of parking spaces. Mr. Junghans responded. Mr. DeNicola commented on same. Mr. Junghans continued his testimony. Dr. Maddaloni asked about relocation of handicapped spaces. Mr. Junghans responded. Mr. Chagaris asked for clarification regarding sidewalk/paver installation. Mr. Junghans responded. Councilwoman Amitai asked about the handicap parking spaces. Mr. DeNicola responded. Councilwoman Amitai spoke of the proposed sign for site; also speaking of the Borough's sign committee & the Historic guidelines. Councilwoman Amitai also spoke of the function of the traffic pattern. Ms. Heymann also spoke of the proposed signage. Dr. Goldberg spoke of the location of the handicap parking, expressing his concerns regarding distance. Mr. Junghans responded. Dr. Maddaloni also commented on proposed handicap spaces. Dr. Goldberg spoke of sign design in comparison with the remainder of the downtown area. Mr. Geneslaw spoke of the Borough's sign code. Councilwoman Amitai also commented on same, also speaking of Renaissance district. Mr. Chagaris swore in Mr. Karach (Landscape Architect) of 39 Lucille Avenue, Dumont, NJ. Mr. Karach spoke of his professional background. The Board accepted his credentials. Mr. Karach spoke of application marking exhibits accordingly. Mayor Glidden asked for clarification regarding lamp posts. Mr. Karach responded. Mr. Chagaris asked for clarification regarding existing & proposed post lighting. Mr. Karach responded. Dr. Madda-

loni asked for further clarification. Mr. Karach continued to speak of existing & proposed light posts. Dr. Maddaloni asked for Mr. DeNicola's feedback regarding proposed lighting. Mr. DeNicola responded. Mr. Chagaris & Mr. Geneslaw commented on same. Mr. Freyre asked about spacing of light posts. Mr. Karach responded. Ms. Heymann asked for clarification regarding proposed lights. Mr. Geneslaw responded. Councilwoman Amitai also spoke of proposed light posts. Dr. Maddaloni suggested uniform parallel lighting. Dr. Goldberg also spoke of proposed street lights. Mr. DeNicola asked about lighting near stores. Mr. Karach responded. Ms. Heymann complimented the project & also spoke of the proposed lighting. Ms. Heymann also spoke of proposed tree plantings. Mr. Karach responded to Ms. Heymann's comments. Councilwoman Amitai asked about the easterly buffer. Mr. Karach responded. Dr. Goldberg asked about configuration of planter. Mr. Karach responded. Councilwoman Amitai asked about drainage. Mr. Karach responded. Dr. Goldberg asked about the removal of planter near the Cold Stone area of Plaza. Mr. Karach responded. Dr. Maddaloni asked about proposed seating areas. Mr. Karach responded. Dr. Maddaloni asked about pavers. Mr. Karach responded. Dr. Maddaloni & Councilwoman Amitai asked about the (Borough-owned) sidewalks. Mr. Karach responded. Mr. Freyre recommended that pavers match with the other portions of the town. Councilwoman Amitai spoke about the plaza being part of the Renaissance District. There were no questions from the public at this point. Mr. Geneslaw stated that he would like to confer with his client regarding items spoken of by the Board. Mr. Chagaris swore in Mr. Heidenberg of 234 Closter Dock Road, Closter, NJ. Mr. Heidenberg stated that he was a member of the LLC that owns the property. Mr. Geneslaw spoke of the unresolved issues regarding application, commented on his client's response to mentioned. Mr. Heidenberg commented on same. Dr. Maddaloni stated that the Board should be willing to make some compromises; however did express his concerns regarding handicap parking. Dr. Maddaloni opened up to the public for comments regarding application. No comments were made at this time. Ms. Heymann spoke of formulating a resolution incorporated comments made. Dr. Goldberg also expressed his concerns regarding handicap parking; specifically not meeting ADA requirements & architectural consistency regarding pavers. Dr. Goldberg continued to speak of handicap parking. Councilwoman Amitai asked for new plans regarding lighting & trees. She also spoke of the pavers as it pertains to consistency with the rest of Main Street. Mr. Heidenberg thanked the Board for their comments. Motion was made by Ms. Heymann & seconded by Ms. Batool to approve application. All present were in favor of approval with the exception of Ms. Brewster & Dr. Goldberg who voted against. (Mr. Iafrate was recused).

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 11:44PM.