

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session/Special Meeting
Wednesday,
November 2nd, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Work Session/Special Meeting
Wednesday,
November 2nd, 2016

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, November 2nd, 2016 in the Council Chambers of the Borough Hall to order at 8:04 PM. 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- (8:10 pm)

Councilwoman Amitai

Dr. Maddaloni-(Chair)

Mr. Paltos (Vice-Chair)

Ms. Heymann

Ms. Brewster

Dr. Goldberg

Mr. Freyre

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

Mr. Iafrate

Ms. Batool

Dr. Maddaloni read correspondence list & asked if there any comments regarding mentioned. No comments at this time.

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 10-05-16. All present were in favor of approval with the exception of Mr. Freyre who abstained.

Open Meeting to the Public: No Comments.

WORK SESSION PORTION

Item # 1

Block/Lot: 2211/4

127 Alpine Drive

Application #P2016-10

Applicant: Xie/Niu

(Sandal Builders)

Attorney: N/A

Two Representatives from Sandal Builders were present on behalf of applications. Mr. DeNicola spoke of items in his October 19th, 2016 review letter. Applicant concurred with Mr. DeNicola's comments. Mr. DeNicola also spoke of need for a revised tree application. Ms. Mitchell spoke of same. Councilwoman Amitai asked about average set-backs & FAR. Ms. Mitchell confirmed that zoning approval was received. Dr. Goldberg asked about height as it relates to water run-off. Dr. Maddaloni advised the applicant to be prepared to address this concern at the hearing. Mr. DeNicola stated that chamber setbacks should show on revised plans. Mr. DeNicola suggested that the Board waive the requirement of providing cross sections. Motion was made by Ms. Heymann & seconded by Ms. Brewster (including mention of waiver & stipulation of submittal of revised plans). To deem application complete. Dr. Goldberg spoke of drainage. Mr. DeNicola responded stating that applicant would be required to comply with his review letter. All present were in favor of completeness. Ms. Mitchell confirmed that this application will be heard at the December 7th meeting, since the last Thursday of this month is a holiday.

Item # 2

Block/Lot: 511/7
36 Pine Street
Application # P2016-11

Applicant: HFS Properties, LLC
Attorney: Dennis Francis, Esq

Mr. Francis introduces himself to the Board. Mr. Haim (member of HFS Properties, LLC) was also present. Mr. DeNicola spoke of his October 26th, 2016 review letter. Mr. Paltos asked for confirmation regarding soil movement route. Mr. DeNicola responded. Mr. DeNicola also stated that revised plans would be required. Councilwoman Amitai requested that any calculations be magnified on plan & also asked about sidewalks. Mr. DeNicola responded speaking of no sidewalks on Pine Street. Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to deem application complete with mentioned stipulation regarding revised plans. All present were in favor of completeness. Ms. Mitchell confirmed hearing date of December 7th.

3- Liaison's Report(s) – Councilwoman Amitai spoke of the Target ribbon cutting & that Home Goods will be opening in the near future. Dr. Maddaloni spoke of the space on the west side of Whole Foods stating that he spoke of the store manager regarding same, who clarified his concerns. Ms. Heymann spoke of the HPC's concerns regarding the Plaza sign & stated that the sign will be restored/remaining.

4- Old Business:

COAH Status: Mayor Glidden stated he would prefer to discuss this later on. Mr. Chagaris concurred that item should be discussed at part of closed session.

Follow-up regarding ZBA Annual Report: Councilwoman Amitai stated that she needs to merge 2 documents.

4- New Business: No Comments at this time.

5-Pending Resolution: Dr. Maddaloni recused himself from this portion of meeting. Mr. Paltos took over chairing at this point. Mr. Chagaris spoke of resolution distributed. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve resolution. All present were in favor of approval with the exception of Mr. Freyre who was not qualified to vote. (Dr. Maddaloni was recused.)

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

SPECIAL MEETING PORTION

Block 1314, Lot 1 & 2
248 Closter Dock Road
Application # P2016-09

Applicant: Heidenberg Closter Associates
Attorney: Mr. Geneslaw

Mr. Paltos recused himself from this application.

- **Refer to attached Transcript.**

Motion was made by Ms. Heymann & seconded by Mayor Glidden to adjourn meeting & go into closed (executive) session. Time was 10:40PM.