

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session
Wednesday,
September 7th, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session
Wednesday,
September 7th, 2016

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, September 7th, 2016 in the Council Chambers of the Borough Hall to order at 8:03 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
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Paltos- (Vice-Chair)
Ms. Heymann
Ms. Brewster
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
Mr. Freyre

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

Motion was made by Ms. Heymann and seconded by Mayor Glidden to approve minutes 08-03-16. All present were in favor of approval.

Open Meeting to the Public: No Comments.

Item # 1

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

Applicant: Heidenberg Closter Associates
Attorney: Mr. Geneslaw

Mr. Pialtos recused himself from this application. Mr. Geneslaw spoke of site plan application regarding proposed expansion of Wally's Bagels. Mr. DeNicola spoke of his review letter, also commenting on the need for a parking analysis. Mr. Geneslaw responded. A copy of the original plan of Heidenberg Plaza was requested. Dr. Goldberg asked if amount & lay-out of handicapped spaces would be changed. Mr. Geneslaw responded, stating there would be no requirement for a change. Ms. Brewster asked if this is considered a change of use. Mr. Chagaris responded speaking of the Zoning use & actual use. Ms. Brewster asked about space between tables. Councilwoman Amatai requested additional information regarding proposed mezzanine & also spoke of number of toilets. Dr. Goldberg spoke of the 1995 Heidenberg Plaza resolution. Mr. Chagaris commented on same. Ms. Brewster spoke of previous Heidenberg Plaza PB applications, stating that certain items of previous resolution were never followed through. Mr. Chagaris responded, stating that mentioned would be enforcement issues. Ms. Heymann commented on same, also expressing her concerns. Ms. Brewster continued to speak of previous resolution(s). Dr. Goldberg spoke of his concerns of the handicap parking, reminding the Board that he brought these concerns up during prior application. Mr. Geneslaw responded, stating that this was part of the previous application & should not need to be revisited during this current application. Mr. Chagaris commented on same. Motion was made by Mayor Glidden & seconded by Mr. Iafrate to deem application complete. All present were in favor of completeness.

Dr. Maddaloni spoke of conversation at previous meeting regarding roll call. Mr. Chagaris commented on same. Dr. Maddaloni stated that procedure will remain the same unless otherwise determined by the Chairman. Councilwoman Amatai commented on same.

Ms. Mitchell confirmed next meeting & deadline dates.

2- Liaison's Report(s) – No comments at this time.

3- Old Business:

COAH Status: Dr. Maddaloni announced that this would be discussed during executive session.

Follow-up regarding ZBA Annual Report: Councilwoman Amatai stated that two meetings took place & that she was in the process of preparing documents prior to reporting back to the Board. Mr. Chagaris commented on same, referring to the Closter Plaza application & continued to speak of the current Zoning Code & its' issues.

4- New Business: No Comments at this time.

5- Pending Resolution: Ordinance Amending & Supplementing Chapter 200: Mr. Chagaris spoke of resolution. Motion was made by Ms. Heymann & seconded by Mayor Glidden to memorialize resolution. All present were in favor of approval/memorialization. (Mr. Pialtos had previously rejoined the Board).

Motion was made by Ms. Heymann & seconded by Mr. Iafrate to go into closed (executive) session. Time was 8:45PM. Closed session ended at 10:42PM, at which time motion was made

by Mayor Glidden & seconded by Dr. Maddaloni to adjourn meeting. Meeting was adjourned at 10:42PM.