

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes Work Session/Special Meeting
Wednesday,
April 5th, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session / Special Meeting
Wednesday,
April 5th, 2017

Dr. Maddaloni, Chairman called the Work Session/ Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, April 5th, 2017 in the Council Chambers of the Borough Hall to order at 8:05 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. Pialtos (Vice-Chair)
Ms. Heymann
Ms. Brewster
Ms. Corso
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. Freyre
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 Mr. Pialtos to approve minutes of 02-23-17. All present were in favor of approval with the exception of Ms. Corso who was not qualified to vote. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 03-01-17. All present were in favor of approval with the exception of Ms. Corso who was not qualified to vote.

Open Meeting to the Public:
No comments at this time.

SPECIAL PORTION

Item # 1

Block 2103, Lot 6
76 Hickory Lane

Applicant: Feibish
Attorney: N/A

Application # P-2017-04

Mr. DeNicola spoke of his review letter & spoke of revisions received. Mr. Chagaris swore in Kerry Engleheart of 9 Post Road, Oakland, NJ. Ms. Engleheart spoke of her professional background. Ms. Engleheart spoke of application for purpose of proposed new construction and in-ground swimming pool, stating that DEP approval regarding pool has not been received as of now. Mr. DeNicola concurred that if Board approves application, it would be for the purpose of house only at this time. Ms. Engleheart confirmed soil route. Ms. Mitchell spoke of revised tree removal application submitted; and that a report from tree expert has not been received as of yet. Mr. Paltos asked for clarification regarding proposed number of trees to be removed. Mr. DeNicola commented on same. Mr. DeNicola also spoke of proposed sidewalk. Board members continued to discuss same. Ms. Heymann asked about the coverage in regards to including the proposed pool. Ms. Engleheart responded. Ms. Brewster asked for clarification regarding pool. Mr. DeNicola responded & also spoke of the need for tank clean-outs as per revised plans submitted. He also reminded Ms. Engleheart to submit a copy of the DEP plan. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve application with mentioned stipulations. Mr. DeNicola reminded the Board that mentioned approval will not include approval for pool.

WORK SESSION PORTION

1-Liaison's Report- Councilwoman Amitai stated that Starbucks in the Closter Plaza will be opening soon. The Board discussed outdoor seating in establishments. Mr. Paltos spoke of the Closter Plaza Target. Mayor Glidden spoke of the upcoming Earth Fair, which Closter will be hosting. Dr. Maddaloni commented on same, speaking of his EPA involvement in the Earth Fair regarding soil testing. Councilwoman Amitai stated that the municipal budget will be passed soon. Mayor Glidden commented on same; speaking of the effect the Plaza will have on tax rates. Councilwoman Amitai stated that Lenny Sinowitz (Zoning Officer) has retired, & that Mr. Jack Peters will be appointed as temporary Zoning Officer. Dr. Maddaloni spoke of the recent loss of Dr. Goldberg. The Board commented on same.

2- Old Business:

COAH Status- Mayor Glidden spoke of the recent COAH meeting that took place. He spoke of the overlay zones & the COAH deadlines. He also stated he would like to discuss another item regarding COAH during closed session. The Board continued to discuss COAH matter. Mayor Glidden stated that there is a new master & new judge in regards to COAH decisions.

Ms. Heymann spoke of the upcoming town clean-up day, which will take place on April 29th & that volunteers are needed. Ms. Heymann spoke of the HPC's preparation for the proposed designation of the Village School building. Dr. Maddaloni spoke of same as it regards to COAH. Councilwoman Amitai spoke of importance of supporting local businesses.

Pending Resolution(s):

Block 1607, Lot 1

Applicant: JP Morgan Chase Bank

(1607/1.01 & 1.02)
19 Ver Valen Street
Application # P-2016-12

Attorney: Mr. Gregory Meese, Esq.

Mr. Chagaris briefly spoke of application/resolution, speaking of stipulations. Ms. Heymann spoke of road opening/utility issues & suggested stronger regulations in general terms. Mr. DeNicola commented on same. Motion was made by Mr. Pialtos & seconded by Ms. Heymann to approve resolutions. Members who were qualified to vote (Mr. Pialtos, Ms. Heymann & Ms. Brewster) were in favor of approval. Ms. Brewster questioned why work was being conducted on this site.

Block 1607, Lot 3.08
Closter Commons (C-8)
570 Piermont Road
Application # P-2016-13

Applicant: Myung Ga Tofu Enterprise, LLC
Attorney: Donna Vellekamp, Esq.

Mr. Chagaris briefly spoke of application/resolution speaking of stipulation regarding parking lot/handicap ramps. Councilwoman Amitai asked for clarification regarding handicap parking enforcement. Mr. DeNicola responded. Motion was made by Ms. Heymann & seconded by Mr. Pialtos to approve resolution. Members who were qualified to vote (Ms. Heymann, Mr. Pialtos & Ms. Brewster) were in favor of approval.

3- New Business: No Comments

Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to go into closed session (Time was 8:56 PM). Meeting re-opened at 9:41PM, at which time motion was made by Dr. Maddaloni & seconded by Ms. Heymann to cancel the April 27th meeting, all were in favor of cancellation. Motion was made by Ms. Heymann & seconded by Mr. Pialtos to adjourn meeting. Time was 9:42 PM.