

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes Work Session Meeting**

Wednesday,
August 2nd 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session
Wednesday,
July 5th, 2017

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, July 5th, 2017 in the Council Chambers of the Borough Hall to order at 8:01 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:

Councilwoman Amitai

Dr. Maddaloni-(Chair)

Ms. Heymann

Ms. Brewster

Ms. Corso

Mr. King-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:

Mayor Glidden

Mr. Pialtos (Vice-Chair)

Mr. Freyre

Ms. Batool

Dr. Maddaloni stated that there was no correspondence list for this meeting.

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 06-29-17. All present were in favor of approval with the exception of Dr. Maddaloni who abstained. Motion was made by Ms. Heymann & seconded by Ms. Corso to approve minutes of 07-05-17. All present were in favor of approval.

Open Meeting to the Public:

No comments at this time.

Item # 1

Block/Lot(s) 308/23
65 Bethany Circle
Application # P-2017-11

Applicant: Liang/Shen
Attorney: N/A

Ms. Shen spoke of her intention to replace her existing fence & to match proposed fence with neighbor's fence. Mr. DeNicola stated that additional information is required regarding fence detail. Dr. Maddaloni spoke of completeness of application. Mr. DeNicola continued to speak about what is needed regarding details. Ms. Brewster spoke of documents submitted. Mr. DeNicola & Ms. Shen commented on same. Ms. Heymann suggested that applicant view other files regarding fence installation(s). Ms. Mitchell also spoke of previous fence approval files. The Board continued to speak of more information needed for application & also spoke of concerns regarding the site triangle. Ms. Shen commented on documents she previously submitted. Dr. Maddaloni spoke of concerns regarding completeness of application. Councilwoman Amitai commented on same. Ms. Mitchell stated that application was accepted for work session understanding additional information would be required prior to hearing. Mr. King spoke of further documentation required, deferring to Mr. DeNicola for confirmation. Mr. DeNicola commented on same. Ms. Shen spoke of trees that were previously removed by O & R without her knowledge. The Board decided that an exception can be made for completeness as long as correct documents are submitted at least 10 days prior to hearing date. Clarification was made regarding documentation needed. Motion was made by Ms. Heymann & seconded by Ms. Amitai to deem application complete. All present were in favor of completeness.

Item # 2

Block 2206, Lot 5
63 Walker Avenue
Application # P-2017-12

Applicant: Bunyaviroch
Attorney: N/A

Mr. Lantelme spoke of Mr. DeNicola's review letter. Mr. DeNicola commented on same. Councilwoman Amitai asked about sidewalks/curbs. Mr. DeNicola responded stating that they will be installed. Mr. Lantelme concurred. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to deem application complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell confirmed deadline & meeting dates.

3-Liaison's Report- Ms. Heymann spoke of the recommendations from the Master Plan sub-committee regarding consultation with experienced planner to assist the Board pertaining to whether to revise plan or prepare new plan. Dr. Maddaloni stated that he would like to discuss this further at a time when more board members were present. Mr. DeNicola spoke of planner who prepared the 2008 Master Plan Reexamination.

4- Old Business:

COAH- Ms. Heymann spoke of an upcoming meeting between Mr. Rogan & the COAH Master. (Mentioned meeting will take place on August 17th).

Dr. Maddaloni spoke of Board planner needed for the 99 Haring Street Subdivision application. Suggestion was made to obtain Ms. Caroline Reiter of Christopher Statile, P.A.; with Joe Burgis as a backup in the case of Ms. Reiter not being available.

5- New Business- No additional comments at this time.

Motion was made by Councilwoman Amitai & seconded by Ms. Corso to adjourn meeting.
Meeting was adjourned at 9:15PM.