

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

Wednesday,
December 6th, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Work Session
Wednesday,
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Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, December 6th, 2017 in the Council Chambers of the Borough Hall to order at 8:02 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-8:08PM

Dr. Maddaloni-(Chair)

Mr. Paltos (Vice-Chair)

Ms. Heymann

Ms. Brewster

Ms. Batool

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:

Mr. Freyre

There was no correspondence at this time.

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 11-01-17. All present were in favor.

Motion was made by Ms. Heymann & seconded by Mr. Paltos to cancel the December 28th meeting. All present were in favor of cancellation.

Open Meeting to the Public:

No comments at this time.

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

3- Old Business:

COAH Update: To be discussed in closed session

Follow-Up: Zoning Ordinance regarding Height of Accessory Buildings: Dr. Maddaloni stated that Mr. Peters (Zoning Officer/ Construction Official) is present to discuss this item. Mr. Peters spoke of research he conducted regarding surrounding town ordinance(s) pertaining to height of accessory structures. The Board discussed same. Specific properties in town were referred to. Mr. Peters & the Board continued to discuss ordinance & proposed height comparing surrounding towns; also discussing livable space above garages. Decision was made by the Board to recommend maximum height of 15 feet with no livable space allowed above the garage and no more than 30 percent of the primary structure. The Board and Mr. Peters also discussed fire protection separation between the principal and accessory structures which would need to be included in the ordinance. Mr. King stated that he would write the proposed ordinance as per the Board's request. Ms. Reiter (Borough Planner) expressed her concerns regarding mentioned discussion due to COAH discussion to follow during closed session.

Follow-Up: Master Plan RFP: Mr. King spoke of proposed revised RFP submitted. The Board discussed same. Ms. Heymann expressed her concerns regarding RFP limitations. Mr. King commented on same. Mr. King stated that he would revise RFP as per Ms. Heymann's concerns. The Board concurred.

Follow-Up: Borough Ordinance regarding Tree Removal/Soil Movement: Mr. King spoke of research he conducted regarding other town's tree ordinance. The Board continued to discuss. Ms. Mitchell spoke of current tree ordinance. Councilwoman Amitai suggested Mr. Fuchs attend a PB meeting. Decision was made to invite Mr. Fuchs to the February Work Session meeting to discuss Borough tree ordinance.

Motion was made by Ms. Heymann & seconded by Ms. Corso to go into closed session. (Time was 9:00PM. Meeting was adjourned at 10:40PM.