

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes Work Session Meeting
Wednesday,
February 1st, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
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, February 1st, 2017 in the Council Chambers of the Borough Hall to order at 8:06 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)
Ms. Brewster
Dr. Goldberg
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. Pialtos (Vice-Chair)
Ms. Heymann
Mr. Freyre

Ms. Mitchell reminded the Board to please notify her of absences in advance so that she can confirm a quorum.

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

Motion was made by Mayor Glidden and seconded by Ms. Brewster to approve minutes of 01-04-17. All present were in favor of approval.

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

Item # 1

Block 912, Lot 7 (includes lot 6)
81 Eckerson Avenue
Application # P-2017-01

Applicant: Bentzig
Attorney: N/A

Mr. Bentzig spoke of soil movement application for the purpose of construction of a single-family home. Mr. DeNicola spoke of his review letter; and also mentioned additional revision needed. Councilwoman Amatai asked about tree plantings. Mr. Bentzig responded. Mr. DeNicola commented on same. Mayor Glidden asked about sidewalks. Mr. Bentzig responded. Motion was made by Councilwoman Amatai & seconded by Ms. Brewster to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed deadline/hearing dates.

Item # 2

Block 2205, Lot 12
202 Alpine Drive
Application # P-2017-02

Applicant: DiStaulo Construction, LLC
Homeowner: Bongiorno
Attorney: N/A

Mr. Hubschman spoke of Soil Movement application. Mr. DeNicola spoke of his review letter. Mr. Hubschman spoke of same. Ms. Mitchell asked for clarification regarding tree removal. Mr. Hubschman responded. Mr. DeNicola spoke of wall set-back. Motion was made by Mayor Glidden & seconded by Councilwoman Amatai to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed deadline/meeting dates.

Item # 3

Block 2205, Lot 5
248 Anderson Avenue
Application # P-2017-03

Applicant: Rothman
Attorney: N/A

Mr. Hubschman spoke of Soil Movement application. Mr. DeNicola spoke of his review letter. Dr. Maddaloni asked about tree removal. Mr. Hubschman responded. Mr. DeNicola spoke of proposed retaining wall & sidewalk installation. Dr. Goldberg asked to review architect plans. Mr. Hubschman showed the plans. Councilwoman Amatai spoke of ventilation system in studio. Motion was made by Councilwoman Amitai & seconded by Ms. Batool to deem application complete. All present were in favor of completeness.

4- Liaison's Report- Councilwoman Amitai stated that there are 18 more stores to come to the Closter Plaza. She also spoke of the new upcoming movie theater. Mayor Glidden spoke highly of Bareburger restaurant. Councilwoman Amatai spoke of a recent parking authority meeting & commented on the possibility of commuter parking. Dr. Maddaloni & Mayor Glidden spoke of the upcoming Earth Day event.

5- Old Business:

COAH Status- Mayor Glidden spoke of the recent Supreme Court decision regarding the gap period.

6- New Business:

Councilwoman Amatai & Mr. DeNicola spoke of possible commuter parking. Councilwoman Amatai stated that the next parking meeting will take place on March 9th. She further spoke of recent commuter parking meeting. The Board discussed enforcement of parking funds.

Ms. Mitchell spoke of the DCA's enforcement regarding ADA required parking spaces (as per follow-up item on agenda); located at Heidenberg Plaza. Dr. Goldberg commented on same.

Dr. Maddaloni brought up the need to increase escrow fee as per discussion at previous meeting. Ms. Mitchell stated that members on mentioned subcommittee were not present this evening. Dr. Maddaloni spoke of escrow pertaining to commercial applications.

Ms. Brewster asked about the Board getting PCs as per previous presentation/request by Mr. Montroy. Mayor Glidden responded stating that that's not best for the budget at this time. Dr. Goldberg recommended upgrading quality of presentations given by applicants/professionals. Dr. Maddaloni & Ms. Batool spoke of same.

Motion was made by Councilwoman Amatai & seconded by Ms. Batool to go into closed session (Time was 9:01 PM). Meeting re-opened, at which time motion was made by Councilwoman Amatai & seconded by Dr. Goldberg to adjourn meeting. Time was 9:30 PM.