

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
January 26th, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Regular Monthly Meeting
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Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 26th, 2017 in the Council Chambers of the Borough Hall to order at 8:03PM. 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.

Mr. Chagaris swore in Councilwoman Amitai & Mr. Montroy to continue to serve as members of the Planning Board.

The following Planning Board members and professional persons were present at the meeting:

Mayor Glidden
Dr. Maddaloni-(Chair)
Mr. Pialtos (Vice-Chair)
Ms. Heymann
Ms. Brewster
Mr. Freyre
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:

Councilwoman Amitai
Mr. Montroy
Dr. Goldberg

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

Item # 1

Block/Lot: 1607/1
19 Ver Valen Street
Application #P2016-12

Applicant: JP Morgan Chase Bank
Attorney: Greg Meese, Esq.

Mr. Meese spoke briefly of previous hearing regarding application and spoke of revisions submitted. Mr. Chagaris spoke of variance(s) requested; also commented on portion of the 2013 resolution; asking if there was a conflict with variance request and resolution condition mentioned Mr. Meese responded stating he didn't believe there was a conflict & that he believed the

application was compliant with condition. Mr. Chagaris also spoke correspondence received from Mr. Linder. Mr. Meese commented on same. Mr. Chagaris spoke of AME Zion Church's opposition of application. Mr. Meese responded to Mr. Chagaris' comments. At this time Mr. Meese reminded Mr. DeWitt that he was still under oath from previous hearing. Mr. DeWitt spoke of revised plans submitted. Dr. Maddaloni asked about proposed lighting. Mr. DeWitt responded. Mr. Freyre asked for clarification regarding brick color scheme. Mr. DeWitt responded. Mr. Pialtos asked about lighting. Mr. DeWitt responded, handing out a cut-sheet regarding mentioned. The Board continued to speak of proposed lighting. Mr. DeWitt spoke of the proposed raingarden and other elements of application including proposed dumpster. Mr. DeNicola commented on revisions submitted. Mayor Glidden asked about light tilting. Mr. DeWitt responded, stating that the Board's concerns were addressed. The Board continued to discuss mentioned. Mr. Meese also spoke of proposed lighting. Mr. Linder (on behalf of AME Zion Church) asked Mr. DeWitt if he reviewed the 2013 PB resolution regarding this site. Mr. DeWitt stated he had not. Mr. Linder spoke of certain conditions on mentioned resolutions. Mr. Linder asked if Mr. DeWitt has visited the site. Mr. DeWitt stated that he had been to the site. Mr. Linder spoke of certain conditions not being met; regarding concrete, green walls, etc. Ms. Levinson of 69 Wilson Place spoke of approval & conditions as per the 2013 PB application. Mr. Meese asked for clarification regarding Ms. Levinson's concerns. Ms. Levinson clarified. Mr. DeNicola responded to Ms. Levinson's comments. Ms. Levinson spoke of proposed signage as it pertains to previous resolution. Dr. Maddaloni reminded Ms. Levinson that this was time for questions. Ms. Brunel of 2 Taylor Drive asked about the purpose of proposed dumpster. Mr. DeWitt responded. Mr. Pialtos also asked for clarification regarding dumpster details, expressing his concerns about size. Mr. Freyre also spoke of proposed dumpster. Mr. Meese commented on same. Mr. Pialtos also spoke of proposed dumpster, asking for further clarification regarding need of mentioned. Mr. Meese responded. Dr. Maddaloni also asked for further clarification regarding placement of dumpster. Mr. Meese responded. Mr. Chagaris commented on same. Mr. DeWitt stated that the proposed dumpster will be withdrawn from application. Mr. DeWitt spoke of proposed lighting. Mr. DeNicola asked for documentation regarding light coloring. Mentioned was marked accordingly. Mr. Chagaris swore in Mr. Karlebach (Landscape Planner) of 38 East Ridgewood Avenue, Ridgewood, NJ. Mr. Karlebach spoke of his professional background. Mr. Karlebach spoke of application, commenting on requested variance(s)/waivers. He also spoke of parking/traffic flow, etc. Dr. Maddaloni asked about proposed ATM signage. Mr. Karlebach responded. Mr. Meese spoke of plan submitted regarding signage. Mr. Freyre & Mr. Pialtos also commented on signage. Mr. Karlebach continued to speak of proposed signage, commenting on requested variance(s) & other variance(s) regarding set-backs. Mr. Chagaris asked for clarification regarding variances. Mr. Karlebach responded. Mr. Meese commented on mentioned. Mr. Chagaris spoke of complying with previous resolution. Mr. Meese responded to Mr. Chagaris' comments. The Board discussed same. Mr. Chagaris spoke of the Board voting on whether or not to permit variance as it pertains to the I-3 zone. Mr. Freyre & Dr. Maddaloni commented on same. The Board went into further discussion regarding mentioned. Dr. Maddaloni asked for an informal vote regarding permission to apply for variance. Mr. Chagaris gave further clarification regarding intention of Board vote. Mr. Meese spoke of proposed building size. Mr. DeWitt also commented on same. Majority of the Board voted in favor of variance request allowance. It was stated that only one variance is being requested. Mr. Linder stated that AME Zion Church & the shopping center have resolved their issues & that the complaint will be rescinded. Ms. Brunel of

2 Taylor Drive asked for clarification regarding needed variances. Mr. Chagaris responded. Ms. Burnel asked if a traffic study was conducted. Mr. DeWitt responded, speaking of the previous study conducted as part of the overall shopping center approval. Ms. Burnel continued to speak & express her concerns. Mr. Paltos responded to Ms. Burnel's comments. Ms. Levinson of 69 Wilson Place asked about the name that will be on the sign & about the ATM sign. Mr. Meese responded. Ms. Levinson stated that she believed the Board should obtain an expert witness to interpret the resolution in regards to variance allowance. Ms. Heymann asked for clarification regarding location of raingarden spoken of. Mr. DeWitt responded, referring to the plan page showing proposed raingarden. At this time, Dr. Maddaloni announced a 5-minute recess. (Time was 9:46PM). Meeting re-opened at 9:54PM. Mr. Meese summarized application, reiterating that only one variance is requested & also reiterating the elements of the application. Dr. Maddaloni commented on application & the benefits of mentioned. Mr. Paltos commended the applicant for working with the Board's/Public's concerns. Dr. Maddaloni stated that he is pleased that the applicant & the AME Zion Church worked out their differences. Motion was made by Ms. Heymann & seconded by Mr. Paltos to approve application with mentioned stipulations. Mr. Freyre spoke of the variance approval as it pertains to the 2013 PB resolution's interpretation. All present were in favor of approval with the exception of Mayor Glidden who voted against approval.

Item # 2

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.

Ms. Vellekamp spoke of site plan application; commenting on Mr. DeNicola's review letter. Mr. DeNicola commented on same. Mr. Chagaris swore in Mr. Hubschmann of 263 South Washington Avenue, Bergenfield, NJ. Mr. Hubschmann spoke of site plan application, commenting on parking space requirement. He spoke of the previous bank on site as it relates to parking spaces. He also spoke of curb ramp. Mr. DeNicola confirmed that the parking space waiver request would be for seven spaces. Ms. Vellekamp commented on same. Ms. Heymann spoke of requiring the charge of parking space funds (Not specifically for this application, but in general). The Board continued to discuss mentioned. Decision was made not to burden this specific applicant with parking fund expense, under the circumstances. Motion was made by Mayor Glidden and seconded by Mr. Paltos to approve application. Ms. Brewster asked about the exit door. Mr. DeNicola responded. All present were in favor of approval.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to adjourn meeting. Time was 10:29 PM.