

**PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Minutes Regular Monthly Meeting**

Thursday,  
July 27<sup>th</sup>, 2017  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday  
July 27th, 2017

Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, July 27th, 2017 in the Council Chambers of the Borough Hall to order at 8:03 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. 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. Pialtos (Vice-Chair)  
Mr. Freyre

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

Item # 1

Block 606, Lot 28  
99 Haring Street  
Application # P-2017-08

Applicant: Park  
Attorney: Donna Vellekamp

Dr. Maddaloni announced that this application will carry to the August 31<sup>st</sup>, 2017 Regular Monthly Meeting. Ms. Mitchell stated that applicant will notice for the mentioned August meeting. Dr. Maddaloni reminded the Board of retaining a planner on behalf of the Board regarding this application. Mayor Glidden stated he would follow up on mentioned.

Item # 2

Block 2207, Lot 14

Applicant: 31-26 Halsey, LLC

31 Halsey Lane  
Application # P-2017-09

Attorney: Matthew Capizzi, Esq.

Mr. Capizzi spoke of application. Mr. King swore in Mr. Frenzel of 30 Madison Avenue, Paramus, NJ. Mr. Frenzel spoke of his professional background. Mr. Frenzel spoke of plan submitted regarding application. Dr. Maddaloni asked about basement. Mr. Frenzel responded. Mr. Frenzel spoke of soil transport & also spoke of Mr. DeNicola's review letter. Dr. Maddaloni spoke of tree removal report submitted by Mr. Fuchs. Mr. Frenzel confirmed that 4 trees will be removed. Mr. DeNicola stated that clarification is needed regarding transportation route. Mr. Frenzel continued to speak of elements of application. Dr. Maddaloni asked for clarification regarding non-conformities. Mr. DeNicola & Mr. Capizzi responded. Dr. Maddaloni also asked for clarification regarding FAR. Mr. DeNicola responded. Councilwoman Amitai spoke of set-backs & also asked about tree removal/replacement. Mr. Capizzi responded. Ms. Mitchell also spoke of tree mitigation procedure. Ms. Heymann asked about maintenance of seepage pits. Mr. DeNicola responded. Councilwoman Amitai spoke of keeping the large tree near the sidewalk on site. Mr. DeNicola responded, stating that mentioned tree would potentially be hazardous. Councilwoman Amitai asked for clarification regarding location of seepage pits. Mr. DeNicola responded. There were no questions or comments from the public regarding this application. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve application. Mr. DeNicola reminded the applicant to obtain a site work permit. All present were in favor of approval.

Item #3

Block 1903, Lot 20  
26 Halsey Lane  
Application # P-2017-10

Applicant: 31-26 Halsey, LLC  
Attorney: Matthew Capizzi, Esq.

Mr. Capizzi spoke of Soil Movement application. Mr. Frenzel (previously sworn in) spoke of elements of application. Mr. DeNicola spoke of retaining wall construction fencing. Councilwoman Amitai asked for clarification regarding height of wall. Mr. Frenzel responded. Mr. DeNicola commented on same. Councilwoman Amitai spoke of proposed sidewalk. Mr. DeNicola commented on same. Councilwoman Amitai asked about existing sheds on site. Mr. Frenzel responded, stating that they would be removed. Ms. Heymann asked for clarification regarding proposed curbs. Mr. DeNicola responded. Mr. Wong of 32 Halsey Lane asked about sloping. Mr. Frenzel responded speaking of grading. Mr. DeNicola commented on water runoff. Mr. Wong asked about safety of tree which is on his property (6 feet from property line). Mr. Frenzel responded stating that he didn't believe the neighbor's tree would be affected. Ms. Mauksch of 20 Halsey asked about removal of trees. Mr. Frenzel responded. Dr. Maddaloni spoke of Mr. Fuchs' report regarding tree removal. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve application with mentioned conditions spoken of by Mr. DeNicola. Ms. Mitchell stated that four sets of revised plans would be needed. All present were in favor of approval.

\*Pending Resolution:

Block 1607, Lot 1  
19 Ver Valen Street  
Application # P-2017-06

Applicant: Closter Market Place, LLC  
Attorney: Joseph Basralian, Esq.

Motion was made by Ms. Heymann & seconded by Ms. Batool to approve/memorialize resolution. Ms. Heymann, Ms. Brewster, Ms. Batool & Ms. Corso were in favor of approval. Mayor Glidden, Councilwoman Amatai & Dr. Maddaloni were not qualified to vote.

Mr. DeNicola spoke of minor change regarding size of windows for Chase Bank. The Board took no exception regarding mentioned. Ms. Mitchell confirmed that the Building Department is aware of mentioned revision.

Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 8:59PM.