

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes Work Session Meeting
Wednesday,
July 5th, 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:

Mayor Glidden
Dr. Maddaloni-(Chair)
Ms. Heymann
Ms. Brewster
Mr. Freyre-8:06PM
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:

Councilwoman Amitai
Mr. Paltos (Vice-Chair)

Dr. Maddaloni read correspondence list & asked if there any comments regarding mentioned. Ms. Mitchell spoke of the upcoming application for 65 Bethany Circle

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 05-25-17. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 06-07-17. All present were in favor of approval with the exception of Dr. Maddaloni who abstained.

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

Item # 1

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

Applicant: Park
Attorney: Donna Vellekamp

Ms. Vellekamp spoke of proposed subdivision application. Ms. Mitchell asked for clarification regarding number of trees to be removed. Ms. Vellekamp stated that 4 trees are proposed to be removed. Mr. DeNicola spoke of his review letter also speaking of variances required. Mr. DeNicola spoke of retaining a Board planner for this application. Ms. Brewster asked about soil movement. Mr. DeNicola responded, stating that would be addressed in a later application. Ms. Heymann spoke of the issues regarding variances. The Board discussed the procedure regarding retaining a planner. Mayor Glidden stated that he had a planner in mind that he would like to contact. Mr. Freyre asked if the purpose of the subdivision was for the construction of 2 houses. Ms. Vellekamp responded, stating that was the purpose. Motion was made by Mayor Glidden & seconded by Ms. Corso to deem application complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell confirmed deadline & meeting dates.

Item # 2

Block 2207, Lot 14
31 Halsey Lane
Application # P-2017-09

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

Mr. Capizzi spoke of Mr. DeNicola's review letter. Mr. DeNicola commented on same. Ms. Mitchell asked for clarification of ownership. Mr. Capizzi & Mr. King responded. Motion was made by Ms. Heymann & seconded by Mayor Glidden to deem application complete with mentioned stipulations. All present were in favor of completeness.

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 Mr. DeNicola's review letter. Dr. Maddaloni asked about size of property. Mr. DeNicola responded. Mr. Capizzi commented on same. Mr. DeNicola spoke of his review letter, specifically speaking of the retaining wall. Motion was made by Ms. Heymann & seconded by Ms. Corso to deem application complete with mentioned stipulations. All present were in favor of approval. Ms. Mitchell confirmed deadline & meeting dates.

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

5- Old Business:

COAH- Mayor Glidden updated the Board regarding COAH status. He stated that the negotiations regarding the purchase of Village School have not been successful; however the Borough is currently taking a look at other properties.

Escrow Fees- Ms. Mitchell reminded the Board of previous discussion regarding the need to add a line item to the PB fee schedule regarding fence application engineering escrow. Mr. King stated that he would send a letter to Mayor & Council regarding mentioned.

6- New Business: No comments at this time.

*Pending Resolution:

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

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

Resolution approval will take place at the next Planning Board meeting.

Motion was made by Ms. Heymann & seconded by Mr. Freyre to adjourn meeting. Meeting was adjourned at 8:36PM.