

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Regular Monthly Meeting**  
Thursday,  
June 29th, 2017  
8:00 P.M.

Prepared & Submitted by:  
**Rose Mitchell**  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday  
June 29<sup>th</sup>, 2017

Mr. Pialtos, Vice- Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, June 29<sup>th</sup>, 2017 in the Council Chambers of the Borough Hall to order at 8:00 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.

Mr. Pialtos 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:

Mr. Pialtos (Vice-Chair)  
Ms. Heymann  
Ms. Brewster  
Mr. Freyre  
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:

Mayor Glidden  
Councilwoman Amitai  
Dr. Maddaloni-(Chair)

Mr. Pialtos stated that there were no correspondence items for this meeting.

Item # 1

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

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

Mr. Basralian spoke of application regarding Closter Plaza signage. Mr. Basralian handed out drawings. Mr. King swore in Mr. Germakian (Representative of the Closter Plaza). Mr. Germakian spoke of proposed signage. Ms. Heymann spoke on behalf of the Historic Commission regarding signage remaining same. Mr. DeNicola stated that the reconstructed sign will continue to overhang in the right-of-way. Ms. Brewster asked for clarification regarding name on sign. Mr. Basralian responded. Motion was made by Mr. Pialtos & seconded by Ms. Corso to approve application. All present were in favor of approval with the exception of Ms. Heymann who abstained.

Item # 2

Block 612, Lot 14  
99 Oak Street  
Application # P-2017-07

Applicant: Fermano  
Attorney: N/A

Mr. King swore in Mr. Frenzel of 30 Madison Avenue, Paramus, NJ. Mr. Frenzel spoke of elements of soil movement application for the purpose of new construction. Mr. DeNicola spoke of needed changes for application. Mr. King swore in Mr. Fermano (H/O). Mr. Fermano & Mr. Frenzel responded to Mr. DeNicola's comments. Ms. Brewster asked about installation of sidewalks. Mr. DeNicola responded. Motion was made by Ms. Heymann & seconded by Ms. Corso with mentioned stipulations. All present were in favor of approval.

Mr. Pialtos reminded the Board to respond to Ms. Mitchell in a timely fashion regarding meeting attendance.

Ms. Brewster spoke of the repaving of Ver Valen Street. Mr. DeNicola commented on same.

Motion was made by Ms. Heymann & seconded by Ms. Corso to adjourn meeting. Meeting was adjourned at 8:30PM.