

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes Work Session Meeting**  
Wednesday,  
June 7th, 2017  
8:00 P.M.

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

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session/Special Meeting  
Wednesday,  
June 7th, 2017

Mr. Pialtos, Vice- Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, June 7th, 2017 in the Council Chambers of the Borough Hall to order at 8:02 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  
Mr. Pialtos (Vice-Chair)  
Ms. Heymann  
Ms. Brewster  
Mr. Freyre  
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:

Dr. Maddaloni-(Chair)  
Ms. Batool

Mr. Pialtos read correspondence list & asked if there any comments regarding mentioned. Ms. Heymann spoke of the Village School Correspondence.

Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to approve minutes of 05-03-17. All present were in favor of approval.

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

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 proposed sign renovation for the Closter Plaza. Mr. DeNicola spoke of his review letter. Councilwoman Amatai asked for specifics regarding sign renovation & also

asked about the time the lights would be shut off. Mr. Basralian responded. Mr. DeNicola spoke of parking lot lighting. Ms. Heymann spoke of award the Borough received from the Historic Commission regarding Closter Plaza signage. Councilwoman Amitai stated that this was County recognition. Mayor Glidden complimented Mr. Germakian (representative of Eden's) for keeping/restoring sign. Motion was made by Ms. Heymann & seconded by Mayor Glidden to deem application complete. All present were in favor. Ms. Mitchell clarified hearing date/deadline.

Item # 2

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

Applicant: Fermano  
Attorney: N/A

Mr. Fermano spoke of Soil Movement application. Mr. DeNicola spoke of his review letter, stating that additional information is needed on application. Mr. DeNicola also spoke of what is required in revised plans & spoke of size of driveway pertaining to seepage pits. Mr. Paltos asked for clarification regarding truck route. Mr. Fermano responded. Motion was made by Ms. Heymann & seconded by Mayor Glidden to deem application complete. All present were in favor. Ms. Mitchell confirmed hearing date/deadline.

3-Liaison's Report- Councilwoman Amitai spoke of success of recent hoedown. She also spoke of the recent COAH meeting, speaking of the July 31<sup>st</sup> extension. Mr. Paltos spoke of the recent 5-K run to benefit a teacher & student who are battling cancer.

4- Old Business:

No additional comments at this time.

5- New Business:

No comments at this time.

SPECIAL MEETING PORTION

Block 1314, Lot 1& 2  
248 Closter Dock Road  
Application # P-2016-09

Applicant: Wally's Bagels  
Attorney: Mr. Geneslaw, Esq.

Mr. Paltos recused himself from this application. Councilwoman Amitai took over chairing. Mr. King also stepped down from the dais & Mr. Chagaris sat at dais for purpose of this application. Mr. Geneslaw spoke of background of this application, commenting on revisions as per court negotiations. He stated there was no need for additional testimony. Mr. Chagaris commented on same, stating that the public (within 200 feet of site) have been noticed accordingly. Mr. Paltos asked for clarification regarding revised seating. Mr. Chagaris responded, speaking of enforcement. He also stated that proposed seating was consistent with the Borough ordinance. There were no comments from the public at this time. Motion was made by Ms. Brewster & seconded

by Mayor Glidden to approve “amended” application/resolution. All present were in favor of approval with the exception of Ms. Corso who wasn’t qualified to vote.

Mr. Chagaris stated that although the AME Zion church & Chase/Closter Market Place had a settled regarding litigation, at this point the Church has decided to resume the case.

Councilwoman Amitai spoke of the dismissal of the case regarding Heidenberg Plaza ADA parking.

Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to adjourn meeting. Meeting was adjourned at 8:40PM.