

**PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Minutes Work Session Meeting**

Wednesday,  
March 1<sup>st</sup>, 2017  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
March 1st, 2017

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, March 1st, 2017 in the Council Chambers of the Borough Hall to order at 8:06 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)

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:

Dr. Goldberg

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

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 01-26-17

All present were in favor of approval with the exception of Councilwoman Amitai who abstained.

Motion was made by Mayor Glidden & seconded by Dr. Maddaloni to approve minutes of 02-01-17.

All present were in favor of approval with the exception of Ms. Heymann & Mr. Freyre who abstained.

Open Meeting to the Public:

Ms. Isacoff of 227 Demarest Avenue expressed her concerns regarding disbursement/lack of handicap parking spaces in the reconstructed Closter Plaza, also speaking of the extreme amount of existing high occupancy spots in the area of Whole Foods. Mr. DeNicola and the Board discussed same. Mr. DeNicola stated that after clarification of approved plans, he would contact representative of Edens regarding this concern.

Item # 1

Block 2103, Lot 6  
76 Hickory Lane  
Application # P-2017-04

Applicant: Feibish  
Attorney: N/A

Mr. Feibish spoke of intention to construct a single-family house. Mr. DeNicola spoke of items of his review letter, specifically stating that DEP approval will be needed. Mr. Feibish spoke of same. Mr. DeNicola stated that clarification is needed regarding tree removal. Mr. DeNicola also spoke of runoff due to size of proposed driveway & requirements regarding proposed retaining wall. Mr. DeNicola also spoke of proposed pool. Mr. Feibish commented on same. Ms. Heymann spoke of the wetland area regarding this site. Mr. Feibish responded to Ms. Heymann's comments. Mr. DeNicola reminded the applicant that DEP approval is needed for the pool also. Ms. Brewster asked if proposed pool would be in-ground. Mr. DeNicola responded stating it would be. Motion was made by Ms. Heymann & seconded by Mr. Paltos to deem application complete with mentioned stipulations. Mr. DeNicola reminded the applicant about the tree removal issue. All present were in favor of completeness. Ms. Mitchell confirmed deadline & meeting dates. Mr. Paltos asked Mr. Feibish if he was clear on what was needed. Mr. Feibish responded.

2- Liaison's Report- No comment at this time.

3- Old Business:

COAH Status- Dr. Maddaloni stated that this item will be discussed during closed session.

Pending Resolution(s):

Block 1607, Lot 1  
(1607/1.01 & 1.02)  
19 Ver Valen Street  
Application # P-2016-12

Applicant: JP Morgan Chase Bank  
Attorney: Mr. Gregory Meese, Esq.

Mr. Chagaris stated that resolution approval for Chase bank will carry to March 30<sup>th</sup>.

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.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve resolution. Mr. DeNicola asked about resolution including the requirement for the installation of the handicap spot. Mr. Chagaris stated that mentioned is not included in resolution, therefore approval of this resolution should carry to March 30<sup>th</sup>.

4- New Business: No Comments

Motion was made by Mayor Glidden & seconded by Ms. Heymann to go into closed session (Time was 8:43 PM). Meeting re-opened, at which time motion was made by Councilwoman Amatai & seconded by Mr. Pialtos to adjourn meeting. Time was 9:43 PM.