

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes: Regular Monthly Meeting
Thursday,
May 25th, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
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Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, May 3rd, 2017 in the Council Chambers of the Borough Hall to order at 8:05 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:

Dr. Maddaloni-(Chair)
Mr. Pialtos (Vice-Chair)
Ms. Heymann
Ms. Brewster
Ms. Batool
Ms. Corso
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:

Mayor Glidden
Councilwoman Amitai
Mr. Freyre

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

Item # 1

Block 2302, Lot 32
92 MacArthur Avenue
Application # P-2017-04

Applicant: 92 MacArthur Avenue, LLC
Attorney: Matthew Capizzi, Esq.

Mr. Capizzi spoke of soil movement application for purpose of new construction, stating that revised plans have been submitted. Mr. DeNicola spoke of application, speaking of concrete sidewalks & driveway. Mr. King swore in Mr. McClellan (professional engineer). Mr. McClellan spoke of revised site plans submitted. Mr. DeNicola spoke of lot coverage being maxed out. Motion was made by Ms. Heymann & seconded by Mr. Pialtos to approve application. Mr. DeNicola asked the Board about preferred installation of sidewalk in regards to driveway. The Board discussed same. All present were in favor of approval.

Item #2

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

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

Mr. Chagaris stated that this was a litigation matter & that this item will carry (due to some members present not being qualified to vote, therefore the Board did not have a quorum for this specific matter) to the June 7th, 2017 Special Meeting.

3-Pending Developer's Agreement Approval

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 spoke of revised/corrective resolution. Motion was made by Ms. Heymann & seconded by Mr. Pialtos to approve/memorialize revised resolution. All present were in favor.

Mr. Chagaris spoke of prepared developer's agreement for the Chase Bank application. Motion was made by Ms. Heymann & seconded by Mr. Pialtos to approve Developer's Agreement. All present were in favor of approval

Motion was made by Mr. Pialtos & seconded by Ms. Batool to adjourn meeting. Meeting was adjourned at 8:28PM.