

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes Work Session
Wednesday,
May 3rd, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Work Session
Wednesday,
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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 8:04 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:

Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Pialtos (Vice-Chair)
Ms. Heymann
Ms. Brewster
Mr. Freyre
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

Dr. Maddaloni introduced Mr. Scott King (New Planning Board Attorney). Mr. King spoke of his professional background. The Board welcomed Mr. King.
Mr. King administered oath of office to Ms. Batool (Position changing from alternate member to full member).

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 Mr. Pialtos to approve minutes of 03-30-17. All present were in favor of approval with the exception of Councilwoman Amitai & Ms. Brewster who abstained.

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 04-05-17. All present were in favor of approval with the exception of Mr. Freyre & Ms. Batool who abstained.

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

Ms. Mitchell introduced Mr. John (Jack) Peters (Construction Official/Zoning Officer) to the Board. Mr. Peters spoke of his personal/professional background. The Board welcomed Mr. Peters.

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. Mr. DeNicola spoke of maximum setback limits. Mr. DeNicola also spoke of soil route & amount of trees to be removed. Councilwoman Amitai asked for clarification regarding height of structure. Mr. DeNicola responded. Mr. Paltos asked about property vacancy. Mr. Capizzi responded. Motion was made by Ms. Heymann and seconded by Mr. Paltos to deem application complete. All present were in favor of completeness with mentioned stipulations of Mr. DeNicola's review letter. Ms. Mitchell confirmed submittal deadline date.

2-Liaison's Report- Councilwoman Amitai spoke of the success of the recent update. She also spoke of the COAH Subcommittee meetings. Mr. Paltos asked for an update regarding COAH. Councilwoman Amitai stated that there is nothing new to report at this time. She also briefly mentioned the upcoming hoe-down & also spoke of recent parking committee meeting. Dr. Maddaloni asked about proposed trail(s). Councilwoman Amitai responded. Mr. DeNicola commented on same speaking of CSX light rail. Ms. Heymann spoke of Closter hosting the recent earth fair. Ms. Heymann also spoke of the success of the town clean-up day and also of the upcoming invitation for June 3rd regarding national trails day. She also spoke of the Historic Commission in regards to 2- awards the Commission will receive pertaining to Borough Hall renovations & Plaza sign & spoke of the proposed Historic Designation for Village School. Mr. Paltos asked for clarification regarding this proposed designation. Mr. DeNicola & Ms. Heymann responded. Dr. Maddaloni also spoke of the earth fair & his/ the EPA's involvement. He spoke of the lead testing conducted. Mr. Paltos spoke of letter received from the water company regarding pipe replacement. Mr. DeNicola spoke of same.

3- Old Business:

COAH Status:

No additional comments at this time.

4- New Business:

Reformation of COAH Subcommittee & Master Plan Subcommittee:

Ms. Mitchell spoke of the need to replace members on certain Subcommittees due to Dr. Goldberg passing away. Ms. Mitchell stated that Dr. Goldberg was an alternate member on the Ordinance Draft Review Subcommittee. Ms. Brewster stated that she would serve in this capacity. Ms. Mitchell stated that the COAH Subcommittee is in need of an alternate member. Ms. Corso stated that she would serve in this capacity. Ms. Mitchell stated that the Master Plan Implementation Subcommittee is in need of a regular member. Ms. Heymann stated that she would serve in

this capacity. Ms. Mitchell stated that she will update the contact list; including Mr. King's contact info & forward to members. Mr. Paltos asked Mr. King if experienced in working with Master Plans. Mr. King responded, speaking of his experience with the Oradell Master Plan. Mr. Paltos spoke of the need for Board professionals to be part of the Master Plan Subcommittee & perhaps other subcommittees. The Board discussed same. Ms. Heymann spoke of Master Plan process; also speaking of the retaining of a planner as part of mentioned.

5-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 prepared developer's agreement for the Chase Bank application. The Board spoke of carrying this item. Ms. Heymann suggested that the Board take the time to look over the agreement & vote on it this evening. Mr. Chagaris spoke of procedure/Board engineer involvement regarding preparation of developer's agreement. Decision was made to carry this item to the next Planning Board meeting (Thursday, May 25th)

Dr. Maddaloni stated that he would not be present for both June meetings. Mr. Paltos confirmed that he would chair mentioned meetings.

Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to go into closed session (Time was 8:51 PM). Meeting re-opened at 9:06PM, at which time motion was made by Mr. Paltos & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 9:06PM.