

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

Wednesday,
November 1st, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, November 1st, 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
Dr. Maddaloni-(Chair)
Ms. Heymann
Ms. Brewster
Ms. Batool
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:

Mr. Pialtos (Vice-Chair)
Mr. Freyre
Ms. Corso

Dr. Maddaloni read correspondence list. There were no comments regarding mentioned.

Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to approve minutes of 08-31-17. All present were in favor with the exception of Mayor Glidden who abstained. Motion was made by Ms. Batool & seconded by Ms. Brewster to approve minutes of 09-06-17. All present were in favor of approval with the exception of Mayor Glidden who abstained. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to approve minutes of 09-28-17. All present were in favor with the exception of Ms. Batool who abstained.

Open Meeting to the Public:

No comments at this time.

Item # 1

Block/Lot(s) 2405/1
42 Irene Court
Application # P-2017-16

Applicant: Luo/Song
Attorney: N/A

Mr. Martins spoke of soil movement application also speaking of Mr. DeNicola's review letter. Mr. DeNicola spoke of same. Mr. Martins spoke of tree removal & mitigation. Mr. DeNicola & Ms. Mitchell commented on same. The Board requested that proposed tree planting show on revised plans submitted. Dr. Maddaloni spoke of proposed FAR being maxed out; therefore any future modification would require a variance. Councilwoman Amatai asked about location of the generator. Mr. Martins responded. Motion was made by Mayor Glidden & seconded by Ms. Heymann to deem application complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell confirmed hearing & deadline dates.

Item # 2

Block 403 Lot 35
13 Cedar Lane
Application # P-2017-17

Applicant: KHJ Builders, LLC
Attorney: Mr. Madio, Esq.

Mr. Madio spoke of soil movement application. Mr. DeNicola spoke of his review letter & requirements as per mentioned. Mr. Madio spoke of sidewalk installation Mr. DeNicola spoke of same. Councilwoman Amitai asked about set-backs. Mr. DeNicola responded stating that zoning approval should have been received prior to coming to the Board. Ms. Mitchell confirmed that zoning was approved. Councilwoman Amitai spoke of tree removal. Ms. Mitchell confirmed that tree removal was approved by Mr. Fuchs. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to deem application complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell confirmed hearing/deadline dates.

3-Liaison's Report- The Board briefly spoke of the recent joint-board meeting.

4- Old Business:

COAH Update: Mayor Glidden spoke of the status of Village School. Ms. Heymann spoke on behalf of the HPC regarding proposed designation of Village School. Ms. Brewster asked for clarification regarding asbestos removal. Mr. DeNicola & Mayor Glidden responded

Follow-Up: Master Plan RFP: Mr. King spoke of proposed RFP submitted. The Board discussed proposed revisions. Decision was made to table this to the next Work Session meeting.

Follow-Up: Borough Ordinance regarding Tree Removal/Soil Movement: Mr. King stated that he will follow up on this.

Follow-Up: Zoning Ordinance regarding Height of Accessory Buildings: Dr. Maddaloni stated that Mr. Peters will be attending the December 6th Work Session meeting regarding this.

5- New Business- Approval of 2018 Meeting Dates: Ms. Mitchell confirmed that proposed meeting dates would take place the 1st Wednesday & the last Thursday of each month as usual with the exception of July due to the holiday. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve 2018 meeting dates. All present were in favor of approval.

Resolution Approval: 11 Willis Drive- Subdivision Approval: Dr. Maddaloni recused himself from this portion of meeting. Councilwoman Amitai took over chairing at this point due to Mr. Pialtos being absent. The Board spoke of resolution submitted in regards to stipulations spoken of at prior meeting. Mr. DeNicola spoke of the need for revised plans; however this should not hold up resolution approval. Motion was made by Mayor Glidden & seconded by Ms. Heymann to approve/ memorialize resolution. All present were in favor of approval with the exception of Ms. Batool who wasn't qualified to vote. (Dr. Maddaloni was recused).

Dr. Maddaloni took over chairing at this point. Motion was made by Councilwoman Amitai & seconded by Ms. Brewster to adjourn meeting. Meeting was adjourned at 8:55PM.