

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes Regular Monthly Meeting
Thursday,
November 30th, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, November 30th, 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

Dr. Maddaloni-(Chair)

Mr. Paltos (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:

Councilwoman Amitai

Ms. Batool

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

Item # 1

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

Applicant: Luo/Song
Attorney: N/A

Mr. Luo stated that he was the owner of said property. Mr. King swore in Mr. Martins of 55 Walnut Street, Norwood, NJ. Mr. Martins spoke of soil movement application & revised plans submitted. Mr. DeNicola also commented on revised plans submitted & also asked for clarification regarding number of trees to be removed. Ms. Mitchell responded speaking of Mr. Fuchs' report. Dr. Maddaloni asked about the truck route. Mr. DeNicola responded. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve application. Mayor Glidden spoke of coverage being maxed out. All present were in favor of approval.

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. King swore in Mr. Stearns of 134 Jewel Street, Garfield, NJ. Mr. Stearns spoke of his professional background. Mr. Stearns spoke of revised plans submitted. & also spoke of soil movement calculations. Mr. DeNicola commented on latest revised plans speaking of retaining wall details. Dr. Maddaloni asked for clarification regarding wall. Mr. DeNicola responded. Mr. Madio spoke of same. Mr. Stearns continued to speak of plans submitted. Dr. Maddaloni spoke of water runoff. Mr. DeNicola commented on same. Mr. Madio spoke of sidewalk installation. Mr. DeNicola commented on same. Mr. DeNicola spoke of retaining wall stating that a signed & sealed certification will be required regarding mentioned. Ms. Brewster asked about the side yard staircase. Mr. DeNicola responded. Mr. Stearns spoke of the driveway grade. Mr. DeNicola spoke of tree removal/planting. Mr. McCrosson of 22 Cedar Lane spoke of proposed sidewalk installation asking why sidewalk is required. Dr. Maddaloni responded stating that sidewalk(s) are required as per Borough ordinance & that a waiver can be requested through the Mayor & Council. Mr. Madio commented on same. Mr. McCrosson continued to speak of sidewalks referring to surrounding properties. Motion was made by Ms. Heymann & seconded by Mr. Pialtos to approve application. Mr. DeNicola spoke of required conditions. All present were in favor of approval.

3- Follow-Up: Master Plan RFP: Mr. King spoke of changes made to RFP submitted. The Board will discuss further at the next Work Session Meeting.

Dr. Maddaloni stated that the Borough Planner (Ms. Reiter) will be attending the Work Session Meeting & speaking in closed session. Mayor Glidden commented on same, stating that Ms. Reiter will be sending the Board documentations prior to meeting.

Mr. Freyre spoke of the sign located at Gary's Wines. The Board discussed same. Mr. Pialtos asked about vacant spaces. Mayor Glidden responded.

Motion was made by Ms. Heymann & seconded by Ms. Brewster to adjourn meeting. Meeting was adjourned at 8:45PM.