

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes Regular Monthly Meeting**

Thursday
September 28th, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday
September 28th, 2017

Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday September 28th, 2017 in the Council Chambers of the Borough Hall to order at 8:03 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- (8:17 PM)

Councilwoman Amitai

Dr. Maddaloni-(Chair)

Mr. Paltos (Vice-Chair)

Ms. Heymann

Ms. Brewster

Mr. Freyre

Ms. Batool

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:

Ms. Batool

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

Item # 1

Block/Lot(s) 603/15
11 Willis Drive
Application # P-2017-13

Applicant: S3G Group
Attorney: David Watkins, Esq

Dr. Maddaloni stated that this application will be heard later in meeting following soil movement applications

Item # 2

Block 2305 Lot 3
115 MacArthur Avenue
Application # P-2017-14

Applicant: Desai
Attorney: N/A

Mr. King swore in Mr. Hubschmann of 263 South Washington Avenue, Bergenfield, NJ. Mr. Hubschmann spoke of soil movement application. He stated that the plan was revised through September 13th. Mr. DeNicola spoke of amount of soil to be exported & truck route. Ms. Mitchell spoke of shade tree commission's report & Mr. Fuch's report. Councilwoman Amitai asked for confirmation regarding location of driveway. Mr. Hubschmann responded. She also asked about the setbacks & the underground electric. Mr. Hubschmann responded. There were no comments/questions from the public at this time. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve application with mentioned stipulation regarding trees. All present were in favor of approval.

Item # 3

Block 1006 Lot 5
32 Ryerson Place
Application # P-2017-15

Applicant: Gomes
Attorney: N/A

Mr. Gomes introduced himself. Mr. King swore in Mr. McClellan of 101 West Street, Hillsdale, NJ. Mr. McClellan spoke of soil movement application & plans submitted. Mr. McClellan confirmed that revision date of plans was September 13th. Mr. DeNicola commented on mentioned & also spoke of grading/water runoff. Mr. Gomes commented on same. Councilwoman Amitai spoke of property being maxed out including construction of pool. Ms. Brewster asked for clarification regarding amount of soil to be moved. Mr. DeNicola & Mr. McClellan responded. There were no comments/questions from the public at this time. Mr. DeNicola asked for clarification regarding tree mitigation. Ms. Mitchell responded. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to approve application with mentioned stipulations regarding trees & swales. All present were in favor of approval.

*Item # 1

Block/Lot(s) 603/15
11 Willis Drive
Application # P-2017-13

Applicant: S3G Group
Attorney: David Watkins, Esq

Mr. Watkins spoke of subdivision application mentioning variances needed. Mr. King stated that this application should be a major subdivision (not minor). Mr. Watkins concurred. Ms. Mitchell confirmed that the correct application fees were submitted for a major subdivision. Mr. Watkins & Dr. Maddaloni had a disagreement during opening comments of application. Mr. King swore in Mr. Hubschmann of 263 S. Washington Avenue, Bergenfield, NJ. Mr. Watkins stated that Mr. Hubschmann would be testifying as an engineer & not a planner. Mr. Hubschmann spoke of elements of application commenting on plans submitted and also spoke of required variances. Dr. Maddaloni asked for clarification regarding Mr. Hubschmann's testimony. Mr. Watkins disagreed with Dr. Maddaloni questioning. Mr. King stated that Dr. Maddaloni was simply asking for clarification. Dr. Maddaloni stated that a recess will be taken & suggested that Mr. Watkins change his attitude. (time was 8:50). Meeting resumed at 8:52, at which time Mr. Watkins asked Dr. Maddaloni recuse himself due to conflict. Dr. Maddaloni stated he would recuse himself

under the circumstances however did clarify that it wasn't for the same reasons that Mr. Watkins stated. Mr. Paltos took over chairing. Mr. Hubschmann continued to speak of elements of application. Mr. Watkins reminded him to give testimony from engineering prospective. Mr. Hubschmann continued testimony. Councilwoman Amitai asked for clarification regarding houses spoken of on Lockwood Lane. Mr. Hubschmann responded. Councilwoman Amitai expressed her gladness that shade trees were included. She also asked for clarification regarding ordinance regarding subdivision. Mr. DeNicola responded. Ms. Brewster asked if proposed houses can be built further back. Mr. Watkins responded stating that variance would be needed if further back. Mr. DeNicola & Ms. Heymann spoke of required setbacks. Mr. Watkins commented on same. Mr. Freyre asked for clarification regarding required variances. Mr. Watkins responded. Mr. DeNicola commented on same also stating that the variance required was for the purpose of lot width. Mr. Paltos asked for clarification regarding comparison of lots. Mr. Watkins responded. Mr. Ron of 9 Willis Drive asked proposed size of homes. Mr. Watkins stated that would be addressed at a later date during the soil movement application & that no variances will be asked for during that time. Mr. Ron asked what would be done with existing vegetation. Mr. Watkins & Mr. Hubschmann stated mentioned would remain. Ms. Udwin of 19 Willis Drive (aka 2 Lockwood Lane) asked about specific line of trees. Mr. Hubschmann responded speaking of proposed landscaping. Ms. Udwin spoke of her concerns with setbacks of proposed houses and how the 3-lot approval will affect the look of the surrounding neighborhood. She also expressed her concerns regarding drainage issues for her site and surrounding sites. Mr. Gui of 7 Willis Drive spoke of his concerns regarding 3-lot subdivisions in regards to houses being too close together. Mr. Watkins asked Mr. Gui about location of surrounding houses. Mr. Gui responded. Mr. Ron of 9 Willis Drive spoke of sizes of houses & landscaping. Mr. King reminded Mr. Ron that those items would be addressed at a later date as part of soil movement application & that variances for mentioned would not be granted. Mr. Freyre spoke about the importance of keeping in line with the existing ordinance. Councilwoman Amitai spoke of the unusual shape of the property and stated that she understood the neighbors' concerns regarding look of the area. Mr. DeNicola & Mr. Watkins commented on same. Mr. Watkins spoke of stipulations that could be included in resolution. Ms. Heymann spoke of purpose of the Board granting variances in these cases. She also stated she understood the neighbors' concerns. Mr. Freyre commented on same. Mr. Watkins stated he would work with Mr. DeNicola regarding setting of the houses. Mr. Freyre spoke of the existing ordinance. Mr. King responded to comments speaking of the Board having the authority to grant variances. Mr. Paltos spoke of tree removal. Mr. Watkins commented on same. Councilwoman Amitai asked Mr. DeNicola for clarification regarding 3 houses being placed on lot(s). Mr. DeNicola responded. Mr. Watkins commented on same. The Board also spoke of tree removal stating this will be addressed during the soil movement application. Ms. Heymann spoke of mentioned stipulations. Mr. Ron stated he would prefer the houses be set at the same set back as other houses (not necessary set-back). Motion was made by Councilwoman Amitai & seconded by Mayor Glidden with mentioned stipulations. Mr. DeNicola spoke of mentioned stipulations also stated that site plans need to be revised stating Major Subdivision. Councilwoman Amitai requested elevations for houses be submitted. All present were in favor of approval with the exception of Mr. Freyre who was against approval. (Dr. Maddaloni was recused).

Dr. Maddaloni took over chairing at this point.

Resolution Approvals:

a. Block 308/23- 65 Bethany Circle:

Motion was made by Mayor Glidden & seconded by Ms. Brewster to approve/memorialize resolution. All present were in favor of approval with the exception of Councilwoman Amitai who abstained.

b. Block 606/28- 99 Haring Street:

Motion was made by Ms. Heymann & seconded by Ms. Corso to approve/memorialize resolution. All present were in favor of approval.

Dr. Maddaloni stated that there is no new business for the month of October. Motion was made by Mayor Glidden & seconded by Ms. Heymann to cancel October meetings. All present were in favor.

Ms. Mitchell reminded the Board of the Joint-Board meeting of October 21st.

Councilwoman Amitai spoke of Mr. Peter's suggestion to recommend to the Council amendment to zoning ordinance pertaining to height of accessory buildings. Mr. DeNicola commented on same. The Board suggested Mr. Peters attend the November 1st PB meeting & also asked Mr. King to research surrounding towns regarding mentioned ordinance.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to adjourn meeting. Meeting was adjourned at 10:00PM.