

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

Wednesday,
September 6th, 2017
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
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, September 6th, 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:

Councilwoman Amitai
Dr. Maddaloni-(Chair)
Ms. Heymann
Ms. Brewster
Ms. Batool
Ms. Corso
Mr. Regan- (Acting 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
Mr. Pialtos (Vice-Chair)
Mr. Freyre
Mr. King- Board Attorney

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

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 07-27-17. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 08-02-17. All present were in favor of approval.

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

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 proposed subdivision application. Mr. DeNicola spoke of his review letter. Mr. Watkins commented on same. Councilwoman Amitai spoke of plan submitted; requesting additional information. She also asked if a professional planner will testify on applicant's behalf. Mr. Watkins responded stating he would not be offering planner testimony. Mr. Regan stated it should be the applicant's determination regarding obtaining a planner. Councilwoman Amitai expressed her concerns regarding the Borough being protected if a planner does not testify. Mr. Watkins commented on same. Mr. Regan stated that the Board could decide if they felt that it was best to retain a planner. Ms. Brewster spoke of previous subdivision. Ms. Heymann asked about the age of the current house (which will be torn down). Mr. Watkins stated he wasn't sure (estimating 1940s). Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed hearing/deadline dates. Ms. Heymann spoke of the previous subdivision stating that did fit in with the ordinance. She asked how this new subdivision would fit in with the ordinance. Mr. Regan responded speaking of consolidation of the two lots prior to subdividing.

Item # 2

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

Applicant: Desai
Attorney: N/A

Mr. Adler (architect for project) & Mr. Desai (homeowner) introduced themselves. Mr. Adler spoke of soil movement application for the purpose of new construction. Mr. DeNicola spoke of his review letter requesting further information regarding truck route. Mr. DeNicola spoke of what would be needed on revised plans & asked for clarification regarding tree removal. Mr. Adler responded. The Board requested a landscaping plan be submitted. Mr. Adler asked about sidewalk waiver. Mr. DeNicola stated that only curbs are required to be installed in this case. Councilwoman Amitai asked about utilities & also asked about the patio. Mr. DeNicola responded. Motion was made by Councilwoman Amitai and 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 # 3

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

Applicant: Gomes
Attorney: N/A

Mr. Gomes spoke of soil movement application for the purpose of new construction. Mr. DeNicola spoke of his review letter & spoke of his concerns regarding water runoff in rear yard. Mr. Gomes responded speaking of seepage tank installation. Ms. Mitchell spoke of revising the application form regarding trees. Dr. Maddaloni asked for clarification regarding truck route. Mr. DeNicola responded. Councilwoman Amitai asked about existing survey & also asked about tree removal. Mr. Gomes responded. Mr. DeNicola requested landscape plan be submitted regarding tree planting. Councilwoman Amitai asked about pool coverage & FAR of house. Mr.

Gomes responded. Ms. Brewster commented on size of house. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to deem application complete with mentioned stipulations. All present were in favor of approval. Ms. Mitchell confirmed hearing/deadline dates.

4-Liaison's Report- Councilwoman Amitai spoke of tree removal & soil movement applications suggesting that they go hand in hand. Mr. DeNicola commented on same stating that the tree removal ordinance would need to be changed. The Board continued to speak of tree removal procedure. Ms. Brewster spoke of a Durie Avenue lot in which a lot of trees were removed. Ms. Mitchell stated that mentioned was approved by Mr. Fuchs. Ms. Heymann spoke of soil movement application procedure also agreeing that tree removal approval should be tied in with same. Mr. DeNicola suggested that Mr. King look into other Borough ordinances regarding mentioned. Mr. Regan stated he would pass this along to Mr. King. The Board discussed scheduled meeting dates & the possibility of revising days. Ms. Mitchell also spoke of mentioned, stating that the applicants need enough time to prepare/submit revision plans prior to hearing dates. The Board decided that days/times will remain the same.

5- Old Business:

COAH- No comments at this time.

6- New Business- Ms. Heymann spoke of the need for the Borough to update the Master Plan Reexamination Report. She spoke of the recent subcommittee meetings stating that the subcommittee recommends that a reexamination be done at this point & that a full Master Plan should be worked on within approximately three years so that it would be up to date. Ms. Heymann stated that a planner would need to be retained & also stated that she had asked Mr. King to write the proposal regarding a minor reexamination at this time. Mr. DeNicola expressed his concerns according to the MLUL regarding referring to this as a minor reexamination. Ms. Heymann responded. Dr. Maddaloni stated that it could be referred to as a basic reexamination. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai for the Board to move forward with working on the basic reexamination of the Borough's Master Plan with the understanding that within approximately three years, that a full Master plan would be worked on & that Mr. King would draw up a RFP accordingly. All present were in favor. The Board briefly spoke of budget regarding mentioned.

Motion was made by Councilwoman Amitai & seconded by Ms. Brewster to adjourn meeting. Meeting was adjourned at 9:20PM.