

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

Wednesday,
April 4th, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Work Session Meeting
Wednesday,
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Mr. King announced that neither the Chairman nor the Vice-Chair were present; therefore the Board needed to take a vote on who would take over chairing meeting. Motion was made by Ms. Batool & seconded by Ms. Heymann to have Councilwoman Amitai chair meeting. All present were in favor. Councilwoman Amitai called to order the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, April 4th, 2018 in the Council Chambers of the Borough Hall to order at 8:02 PM. She 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. She 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.

Mr. King swore in Dr. Barad to serve a (class IV) member of the Planning Board.

The following Planning Board members and professional persons were present at the meeting:

Councilwoman Amitai
Ms. Heymann
Ms. Brewster
Dr. Barad
Ms. Batool
Ms. Corso
Mr. King- Board Attorney
Mr. DeNicola-, Boswell Engineering
Rose Mitchell, Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Dr. Maddaloni-(Chair)
Mr. Pialtos-(Vice-Chair)
Mayor Glidden
Mr. Freyre

Councilwoman Amitai read correspondence list: Ms. Heymann spoke of correspondence regarding 248 Harrington Avenue. She spoke of the certificate of appropriateness application before the HPC regarding window replacements. The Board spoke of recommendations regarding the HPC being notified of any work being conducted on historically designated sites. Ms. Mitchell commented on same. The Board continued to discuss. Suggestion was made for the B.D. to include information on CCO regarding designated sites.

Motion was made by Ms. Brewster and seconded by Ms. Batool to approve minutes of 02-07-18. All present were in favor of approval with the exception of Dr. Barad who wasn't qualified to vote & Ms. Corso who abstained.

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

Item #1

Block 504, Lot10
116 Cedar Lane
Application # P-2018-01

Applicant: Creamer/Kim
Attorney: N/A

Mr. DeNicola spoke of revised plans submitted, speaking of additional items required. Mr. Rotonde (site contractor) stated he will notify applicant's engineer accordingly. Mr. DeNicola spoke of revising tree removal application & also spoke of proposed seepage pits. Ms. Mitchell also spoke of tree removal. Councilwoman Amitai asked if construction has begun at this point. Mr. Rotonde responded stating that construction has not begun at this point. Ms. Brewster asked about location of driveway. Mr. DeNicola responded. Tree removal was also re-discussed. Motion was made by Ms. Brewster & seconded by Ms. Batool to deem application complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell confirmed deadline/meeting dates. Mr. DeNicola asked applicant for mailing address. Ms. Kim responded.

Item #2

Block 2007, Lot1
82 Bowers Lane
Application # P-2018-02

Applicant: Cross
Attorney: N/A

Councilwoman Amitai announced that this application has been withdrawn by applicant. Ms. Mitchell confirmed that mentioned application no longer needs major soil due to redesigning of plan.

3-Liaison's Report- Councilwoman Amitai spoke of the Borough's consideration of having an app available regarding push notifications. She spoke of the Improvement Commission's upcoming hoedown in June & also spoke of the consideration of an art box project.

4- Old Business:

COAH Status- *Spoken of in closed session

Follow-Up: Master Plan RFP – Ms. Heymann spoke of 4 proposals/bids received. Motion was made by Ms. Heymann & seconded by Ms. Brewster to recommend hiring the firm of Christopher P. Statile, P.A. for purpose of Reexamination of Borough Master Plan services. Ms. Batool asked for clarification regarding difference in cost of proposals. Ms. Heymann responded. All present were in favor of recommendation.

Follow-Up: Borough Ordinance regarding Tree Removal/ Soil Movement:

Mr. King will be following up with correspondence to the Mayor & Council regarding this item. Dr. Barad asked for clarification regarding penalties/consequences when trees are removed prior to approval. Ms. Mitchell read section of previous minutes regarding same; which stated the Board recommended that this would be addressed on a case to case basis.

Follow-Up: Zoning Ordinance regarding Height of Accessory Buildings: To be determined
Upon COAH decision.

5- New Business:

No Comments

Motion was made by Dr. Barad & seconded by Ms. Heymann to go into executive session. Mr. King read into the record a resolution regarding executive session. All present were in favor of resolution. Executive session commenced at 8:40PM.

(Mr. Pialtos arrived during executive session).

Motion was made by Dr. Barad & seconded by Ms. Heymann to go back into open session & adjourn meeting. Meeting was adjourned at 9:30PM.