

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

Wednesday,
February 7th, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
February 7th, 2018

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, February 7th, 2018 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.

Mr. King swore in Ms. Batool to continue to serve as members of the Planning Board

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

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Pialtos (Vice-Chair)
Ms. Heymann
Ms. Brewster
Mr. Freyre
Ms. Batool
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:

Ms. Corso

Dr. Maddaloni read correspondence list: Ms. Heymann spoke of correspondence regarding County maps; inquiring if Mr. DeNicola would be reviewing map for accuracy. Mr. DeNicola stated he would email the Board a copy of a list of County Roads.

Motion was made by Ms. Heymann and seconded by Councilwoman Amitai to approve minutes of 01-03-18. All present were in favor of approval.

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

Dr. Maddaloni stated that at this time Mr. Fuchs would discuss tree ordinance; since no one was present on behalf of 116 Cedar Lane.

Dr. Maddaloni stated that Dr. Barad (who was in the audience) previously chaired the ordinance committee. Mr. Pialtos spoke of his concerns regarding overgrown trees on Closter Dock Road

(heading towards Piermont Road). Mr. Fuchs stated that mentioned are County trees & would need to be reported to the County. Dr. Barad commented on same. Mr. Pialtos continued to express his concerns. Mayor Glidden commented on same. Councilwoman Amitai stated that she & Mayor Glidden would bring this concern to the attention of Borough Administrator.

Mr. Fuchs spoke of the current tree Borough tree ordinance. Mayor Glidden asked for further clarification. Mr. Fuchs responded speaking of mitigation requirements, etc. Dr. Maddaloni spoke of trees removed as part of new construction. Mr. Fuchs commented on same. The Board discussed ways to tie the tree removal ordinance in with soil movement application approvals, also speaking of option to require bonds to ensure the safety/life of the trees. Dr. Maddaloni stated that applicants should not be burdened with the requirement to submit a bond for every application. Mr. Pialtos concurred, stating that bond requirements should be a case to case basis. Dr. Barad commented on same. Mr. Fuchs spoke of surrounding town ordinances. Ms. Mitchell also spoke of tree ordinance in regards to soil movement applications. Mr. King commented on same. The Board continued to discuss. Ms. Mitchell recommended revising ordinance so that applicants will not be permitted to remove trees prior to soil movement approval. The Board continued to discuss & decision was made to recommend mentioned ordinance change to Council. The Board also stated that the need for a landscape plan up front & bond submittal requirement would be treated as a case to case basis. (A vote was not needed for this purpose).

1-Liaison's Report- No comments at this time.

2- Old Business:

COAH Status- Mayor Glidden spoke of an upcoming meeting with the Judge & also stated that the Borough should have a settlement sometime in the spring. He also stated that the asbestos will be removed from Village School soon.

Follow-Up: Master Plan RFP – Ms. Heymann spoke of bids received. Mr. King stated he will review submitted proposals & get back to the subcommittee.

Follow-Up: Borough Ordinance regarding Tree Removal/ Soil Movement-
*Was spoken of earlier in meeting.

Follow-Up: Zoning Ordinance regarding Height of Accessory Buildings: Follow-Up:
Mr. King suggested this be carried to the March Work Session Meeting. He also stated that this will also affect the COAH matter; therefore cannot be totally decided on until COAH decision is made.

3- New Business:

No Comments

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

Applicant: Creamer/Kim
Attorney: N/A

There was nobody present on behalf of this application, therefore application will carry to the March 7th, 2018 Work Session Meeting.

Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to cancel the February 22nd, 2018 Regular Monthly Meeting. All present were in favor of cancellation.

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 8:58PM.