

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
July 26th, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni called to order the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, July 26th, 2018 in the Council Chambers of the Borough Hall to order at 8:06 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:

Dr. Maddaloni-(Chair)
Councilwoman Amitai
Ms. Heymann
Ms. Brewster
Dr. Barad
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:

Mayor Glidden
Mr. Pialtos- (Vice-Chair)
Mr. Freyre
Mr. DiDio
Ms. Corso

Dr. Maddaloni read correspondence list; He spoke of correspondence regarding 132 Herbert Avenue which has been requested to be read on the record by neighbor of mentioned. Mr. King commenting on same; stating that he didn't believe that mentioned correspondence should be read on record due to the individual who submitted letter not being present to be cross examined by applicant. Dr. Maddaloni also spoke of the MacBain House /Farm nomination report received from the HPC. He stated that the Board should take more time to review report. Ms. Heymann stated that mentioned correspondence/report is not an official request from the Council at this point. The Board continued to discuss. Councilwoman Amitai stated that she will get clarification at next Council meeting & that the Borough Clerk will send formal request to Planning Board regarding nomination. The Board also discussed correspondence regarding land use liability insurance fund; which is mandatory. Ms. Mitchell spoke of a possible joint board meeting regarding this matter. Ms. Heymann spoke of previous procedure(s) regarding this matter. Dr. Barad spoke of the suggestion of one of the Board attorneys conducting the presentation. The Board continued to discuss a possible joint-board meeting. Ms. Heymann suggested opening presentation to neighboring towns. Ms. Mitchell reminded the Board to get back to her regarding mandatory storm water presentation. Dr. Barad spoke of correspondence regarding Willis Drive. Ms. Mitchell commented on same speaking of landscape plan submitted.

Item # 1

Block 1207, Lot(s) 25 (& 26)
132 Herbert Avenue
Application # P-2018-07

Applicant: Exquity Realty, LLC
Attorney: Donna Vellekamp, Esq

Ms. Brewster recused herself from this application.

At this time, Councilwoman Amitai stated that Mr. & Mrs. Udwin (who were present) had sent in a letter which was included in the packets & requested whether they can speak at this time regarding mentioned correspondence. Ms. Mitchell stated that their correspondence did not refer to this application. (It referred to 11 Willis Drive). Dr. Maddaloni stated that they can speak at this time. Ms. Udwin spoke of her concerns regarding trees cut on property line and asked if there would be repercussions if trees were removed without proper permission. Ms. Mitchell spoke of both Mr. King & Mr. Fuch's letters regarding mentioned tree issues. She also spoke of landscape plan submitted. Mr. King commented on same stating that landscape plan was submitted which the Borough tree expert will review.

At this time, Board returned to item # 1 (132 Herbert Avenue). Ms. Vellekamp spoke of subdivision application with requested variances. Mr. King swore in Mr. Koestner (Professional Engineer) of 61 Hudson Street, Hackensack, NJ. Mr. Koestner spoke of his professional background. He spoke of plans submitted revised through July 10th, 2018 marked as exhibit A-1. Dr. Maddaloni asked for clarification regarding current number of lots. Mr. DeNicola responded stating that mentioned were currently 2 tax lots, but 1 building lot. Ms. Heymann commented on same asking for further clarification. Mr. DeNicola responded speaking of tax lots vs. building lots. Mr. King commented on same. Mr. Koestner continued his testimony. He also spoke of conceptual plan submitted also revised through July 10th, marked as exhibit A-2. He spoke of proposed trees to be removed. Ms. Mitchell stated that a report was received from Mr. Fuchs regarding mentioned. Councilwoman Amitai spoke of conceptual plans submitted. Ms. Vellekamp & Mr. King commented on same. Dr. Barad spoke of tree removal approval as it pertains to the building envelope. Mr. King clarified meaning of building envelope. Mr. DeFalco of 175 Herbert Avenue spoke on behalf of neighbors (D'Souzas) who were not able to attend referring to tree concerns on south side. Ms. Vellekamp responded stating mentioned trees were staying on site. Councilwoman Amitai expressed her concerns regarding proposed driveways. Mr. King swore in Mr. Lydon (Professional Planner) of 25 Westwood Avenue, Westwood, NJ. Mr. Lydon spoke of exhibit marked A-3 known as site aerial map. Mr. Lydon spoke of the existing dwelling. He also spoke of the surrounding areas & continued his testimony; speaking also of trees. Councilwoman Amitai spoke of the existing character/charm of Herbert Avenue currently. Dr. Maddaloni responded to Councilwoman Amatai's comments. Mr. Lydon & Ms. Heymann commented on same. There were no comments from the public at this time. Ms. Reiter (Board's Planner) spoke at this time. She asked Mr. Lydon for additional clarification regarding his testimony. Mr. Lydon responded speaking of lot size, character of area, etc. Ms. Reiter spoke of undersized lots, referring to the Borough's Reexamination Report. Mr. Lydon commented on same stating he focused on the 1981 Master Plan in regards to this application. Ms. Reiter continued to speak of oversized lots & adjacent lots. Ms. Vellekamp commented on same. Mr.

Lydon spoke of potential benefits to the neighborhood. Ms. Reiter commented on same. Dr. Maddaloni asked for clarification regarding proposed square feet/ footprint of proposed dwellings. Ms. Reiter & Mr. Lydon responded. Ms. Reiter & Mr. Lydon spoke of set-backs as it relates to neighborhood conformity. Ms. Reiter suggested that the Board members think about how this subdivision will benefit the neighborhood; also considering how this fits in with the Borough's Master Plan. Councilwoman Amitai asked about the proposed footprint. Ms. Reiter responded. Ms. Vellekamp concurred with Ms. Reiter. Dr. Barad spoke of the existing lots. Ms. Reiter stated that existing lots are considered merged. Dr. Barad spoke of lot conformity. Ms. Reiter commented on same. Dr. Maddaloni asked about the possible negative impact. Ms. Reiter responded. Ms. Reiter summed up her testimony regarding this application. Ms. Abrahamsen of 151 Herbert Avenue stated she wasn't noticed regarding this meeting. Ms. Mitchell stated that list provided by the Tax Assessor's office was checked; and that Ms. Vellekamp sent out notice to all on mentioned list. The Board continued to discuss. It was determined that the list provided by the tax assessor's office was incorrect. After detailed discussion, Mr. King stated that the neighbors who were not noticed should be noticed. Ms. Abrahamsen stated that she believed that Ms. Reiter cleared up some of her concerns regarding proposed subdivision. Motion was made by Dr. Barad & seconded by Ms. Heymann to **provisionally** approve this application with mentioned stipulation regarding trees. Mr. King reiterated that this is a provisional approval (due to neighbor noticing). All present were in favor of the provisional approval with the exception of Councilwoman Amitai who voted against.

Ms. Brewster rejoined the Board at this time

Motion was made by Ms. Batool & seconded by Dr. Barad to cancel the August 1st Work Session Meeting. All were all in favor.

COAH Discussion: Mr. King stated that due to nature of discussion, there would be no need to go into closed session at this time. Ms. Reiter stated that Closter recently had its fairness hearing which went very well. She spoke of the procedure that will need to take place at this point in regards to adoption of plan. Ms. Reiter spoke of scheduling for needed meetings for purpose of adoption of plan. She spoke of potential special meeting dates & notice requirements. Ms. Heymann spoke of the PB's involvement with COAH & stated that the subcommittee should not be thrown out speaking of the importance of mentioned subcommittee. Dr. Maddaloni & Ms. Reiter responded to Ms. Heymann's comments.

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 10:38PM.