

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

Thursday,  
June 28th, 2018  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly & Special Work Session Meeting  
Wednesday,  
June 28<sup>th</sup>, 2018

Dr. Maddaloni called to order the Regular Monthly & Special Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, June 28th, 2018 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.

Mr. King administered the Oath of Office for Mr. DiDio to serve on the Board as alternate # 2 thru December 31<sup>st</sup>, 2019.

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

Dr. Maddaloni-(Chair)  
Mr. Pialtos- (Vice-Chair)  
Councilwoman Amitai  
Ms. Heymann  
Ms. Brewster  
Dr. Barad  
Mr. Freyre-8:07PM  
Ms. Corso  
Mr. DiDio  
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  
Ms. Batool

Dr. Maddaloni read correspondence list; there were no comments regarding mentioned.

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

REGULAR MONTHLY MEETING PORTION

Item # 1

Block 2102, Lot 38  
132 Anderson Avenue  
Application # P-2018-06

Applicant: Kim  
Attorney: N/A

Ms. Kim (Homeowner) introduced herself. Mr. Frenzel (applicant's professional engineer) spoke of his professional background & He was sworn in by Mr. King. Mr. Frenzel spoke of plans submitted. Ms. Mitchell asked for revision date on plans. Mr. Frenzel responded (plans were revised thru 06-13-18) & continued to speak of mentioned plans & also spoke of items in Mr. DeNicola's review letter. Mr. DeNicola commented on same. Dr. Barad asked for clarification regarding tree removal. Mr. Frenzel responded & continued to speak of Mr. DeNicola's review letter. Mr. DeNicola commented on same. Councilwoman Amitai asked about driveway change. Ms. Kim responded speaking of sun exposure. Councilwoman Amitai also asked about water runoff. Mr. Frenzel responded. Mr. DeNicola commented on same. Councilwoman Amitai spoke of tree planting & also spoke of impervious coverage. Mr. DeNicola stated that a retaining wall is not being approved. Dr. Barad spoke of seepage pit maintenance. Mr. Frenzel commented on same. Mr. DeNicola stated that it is the homeowner's responsibility to maintain seepage pits. Ms. Heymann spoke of drywells in comparison with seepage pits. Mr. DeNicola commented on same. Mr. DiDio asked about stone wall, sheds & walkway as pertaining to impervious coverage. Mr. Frenzel responded stating that sheds are being removed & commented on other building coverage. Mr. DeNicola spoke of existing front walkway stating this cannot be enlarged in any way during construction. Councilwoman Amitai asked about the cantilever. Mr. Frenzel responded stating that the cantilever will not exist as part of the new construction. Mr. Weiss-man of 21 Mc Cain Court asked for clarification regarding reduced water runoff. Mr. DeNicola responded. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann with mentioned stipulations. All present were in favor of approval. Ms. Mitchell confirmed that approved plans were dated through June 13<sup>th</sup>, 2018.

### SPECIAL WORK SESSION PORTION

#### 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. Ms. Vellekamp spoke of proposed subdivision application. Mr. DeNicola commented on same. He stated that this would be a re-division & also spoke of variances required. Mr. Paltos asked for clarification regarding lot size shortage & variances requested. Mr. Freyre asked for further clarification. Mr. DeNicola responded. Dr. Barad spoke of existing lots. Dr. Maddaloni commented on same. Ms. Vellekamp was informed that a planner would also be needed on the Board's behalf at the expense of the applicant. Dr. Barad asked for clarification regarding amount of tax lots as it relates to variances required. Mr. DeNicola responded stating that variances would still be required regardless if it was one or two lots. The Board discussed options regarding planner for Board. Ms. Mitchell stated she would reach out to planner(s) suggested. Councilwoman Amitai asked for clarification regarding number of variances. Mr. DeNicola responded. Motion was made by Mr. DiDio & seconded by Dr. Barad to deem application complete with mentioned stipulations. Council-

woman Amitai requested that house elevations are shown on revision plans. All present were in favor of completeness.

Ms. Brewster rejoined the Board at this time.

Mr. DeNicola spoke of the Willis Avenue Subdivision in regards to trees. He stated that the applicant reached out to him regarding amended tree removal request due to interference with new construction. The Board discussed this matter. Mr. DeNicola stated that he will be meeting applicant on site along with the construction official. Dr. Maddaloni suggested that Mr. Fuchs also attend this meeting. Mr. DeNicola spoke of existing fence line as it pertains to trees. The Board continued to discuss & agreed that they would follow Mr. Fuchs lead/ recommendation.

Ms. Heymann spoke of a recent application before the Zoning Board (referring to Piermont Road). She stated that it was in regards to a proposed preschool use & questioned why it was before the ZBA instead of the PB. Mr. DeNicola responded stating that it is a use variance. Mr. King concurred confirming that this is not within the PB's jurisdiction.

2- Liaison's Report- Councilwoman Amitai spoke of the recent signing of the COAH agreement & the upcoming hearing before the judge. Ms. Heymann also commented on mentioned

3- Old Business:

COAH Status- No further comments

4- New Business:

No Comments at this time.

Motion was made by Ms. Heymann & seconded by Dr. Maddaloni to adjourn meeting. Meeting was adjourned at 9:14PM.