

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

Wednesday,
May 2nd, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
May 2nd, 2018

Dr. Maddaloni called to order the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, May 2nd, 2018 in the Council Chambers of the Borough Hall to order at 8:00 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)
Mr. Pialtos-(Vice-Chair)-8:09PM
Councilwoman Amitai
Ms. Heymann
Ms. Brewster
Dr. Barad
Mr. Freyre
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
Ms. Corso

Dr. Maddaloni read correspondence list;

Councilwoman Amitai spoke of ordinance regarding height of accessory buildings. Dr. Maddaloni stated that this item would be discussed later in the meeting as part of old business. Dr. Barad spoke of correspondence submitted by Mr. King regarding proposed revision to tree removal ordinance. Councilwoman Amitai stated she would bring this to the attention of the Council.

Motion was made by Ms. Heymann & seconded by Dr. Barad to approve minutes of 04-04-18. All present were in favor of approval with the exception of Dr. Maddaloni, Mr. Pialtos & Mr. Freyre who abstained.

Open Meeting to the Public: Ms. Brewster asked about the glass enclosure outside of Zendiggi Restaurant. Ms. Mitchell stated that they have received zoning approval for mentioned

Item # 1

Block 603, Lot15.03

Applicant: S3G Group

11 Willis Drive
Application # P-2018-03

Attorney: David Watkins

Mr. Watkins stated that the applicant will comply with Mr. DeNicola's review letter. Mr. DeNicola spoke of relocation of trees. Mr. Watkins & Mr. Hubschman commented on same. Ms. Brewster spoke of the previous testimony given during the subdivision application regarding trees. Mr. Hubschman also spoke of sidewalk installation as it pertains to trees. Mr. DeNicola spoke of other items of his review letter. Dr. Barad spoke of misprint on application regarding acreage size. Ms. Heymann asked about tree protection. Mr. Hubschman responded. Councilwoman Amitai spoke of site plan regarding number of houses & sidewalk installation. Mr. DeNicola stated that the applicant can apply to the Council for a sidewalk waiver. Councilwoman spoke of installing underground electric. Mr. Hubschman commented on same. Mr. DeNicola stated that one pole would not be able to be used for all three lots. Ms. Heymann recommended belgian blocks. Motion was made by Ms. Heymann & seconded by Dr. Barad to deem application complete with mentioned stipulations. All present were in favor of completeness.

Item #2

Block 603, Lot 15.04
15 Willis Drive
Application # P-2018-04

Applicant: S3G Group
Attorney: David Watkins

Mr. Watkins spoke of soil movement application. Mr. DeNicola spoke of his review letter, stating that stipulations will be the same as the 11 Willis Drive application. Councilwoman Amitai asked about proposed setback pertaining to houses not being identical. Mr. Watkins responded. Motion was made by Councilwoman Amitai & seconded by Mr. Pialtos to deem application complete with mentioned stipulations. All present were in favor of completeness.

Item #3

Block 603, Lot 15.05
17 Willis Drive
Application # P-2018-05

Applicant: S3G Group
Attorney: David Watkins

Councilwoman Amitai asked about number of seepage pits. Mr. DeNicola responded. Councilwoman Amitai also spoke of tree planting. Mr. DeNicola stated that the applicant would need to submit a landscape plan. Motion was made by Ms. Heymann & seconded by Dr. Barad to deem application complete with mentioned stipulations. All present were in favor of completeness.

Mr. Watkins complimented Mr. DeNicola on his hard work.
Ms. Mitchell confirmed deadline & meeting dates regarding applications.

4- Liaison's Report- Councilwoman Amitai spoke of the upcoming Hoedown.

5- Old Business:

COAH Status- Councilwoman Amitai spoke briefly of the COAH status

Follow-Up: Master Plan RFP – Resolution was previously approved by Board & is now in the hands of the Mayor & Council.

Follow-Up: Borough Ordinance regarding Tree Removal/ Soil Movement:
Mr. King sent correspondence to Mayor & Council regarding mentioned.

Follow-Up: Zoning Ordinance regarding Height of Accessory Buildings: Councilwoman Amitai spoke of this in light of the Mayor's COAH committee. Ms. Heymann commented on same. Ms. Heymann also spoke of the ordinance committee procedure. Dr. Barad spoke accessory apartment(s) as it pertains to COAH. Mr. King stated that mentioned would need to be part of the COAH settlement & not just something the Board can do on their own.

6- New Business:

No Comments at this time.

Councilwoman Amitai asked about the status of 80 Knickerbocker Road. Ms. Mitchell stated that she believed this was still in litigation (amongst the two parties.)

Motion was made by Dr. Barad & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 8:55PM.