

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
May 31st, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
May 31st, 2018

Dr. Maddaloni called to order the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, May 31st, 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.

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

Dr. Maddaloni-(Chair)
Mr. Pialtos-(Vice-Chair)
Mayor Glidden-8:09PM
Councilwoman Amitai
Ms. Heymann-8:12PM
Ms. Brewster
Dr. Barad-8:05PM
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:

Mr. Freyre

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

Item # 1

Block 603, Lot15.03
11 Willis Drive
Application # P-2018-03

Applicant: S3G Group
Attorney: David Watkins

Mr. Watkins spoke of soil movement application. Mr. King swore in Mr. Hubschman of 263 South Washington Avenue, Bergenfield, NJ. Mr. Hubschman spoke of revised plans submitted; as per Mr. DeNicola's review letter. Mr. DeNicola also commented on mentioned revised plans. Councilwoman Amitai asked about setback of house. Mr. Hubschman responded. Trees were discussed pertaining to all 3 sites. (11, 15 & 17 Willis). Mr. Hubschman discussed proposed plantings in rear of lot. Mr. DeNicola commented on same. Dr. Maddaloni stated that Mr. Fuchs has agreed with tree removal; referring to correspondence from Mr. Fuchs. Mr. Potterton of 173

Durie Avenue asked for clarification regarding trees that would be remaining. Mr. Potterton also spoke of sidewalk installation. Mr. DeNicola & Dr. Maddaloni commented on same. Dr. Barad asked for clarification regarding soil process. Mr. Hubschman responded. Mr. DeNicola also commented on same. Motion was made by Dr. Barad & seconded by Ms. Brewster to approve application with mentioned stipulations. Mr. DeNicola clarified mentioned stipulations. All present were in favor of approval. Mr. DeNicola stated that revision plans are needed regarding trees. All present were in favor of approval with the exception of Ms. Heymann who abstained.

Item #2

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

Applicant: S3G Group
Attorney: David Watkins

Mr. Hubschman was previously sworn in. Mr. DeNicola spoke of revised plans submitted & stated that stipulation from the 11 Willis Drive application will carry to this application. There were no comments from the public at this time. Transportation route was discussed. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to approve application with mentioned stipulations. All present were in favor of approval.

Item #3

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

Applicant: S3G Group
Attorney: David Watkins

Mr. Hubschman was previously sworn in. Mr. Hubschman stated that revised plans submitted comply with Mr. DeNicola's comments. Mr. DeNicola commented on same. Councilwoman asked about underground electric. Mr. Hubschman responded stating that underground electric would be installed. Ms. Brewster spoke of trees. Councilwoman Amitai spoke of water runoff. Mr. DeNicola spoke of same. Motion was made by Ms. Heymann & seconded by Dr. Barad to approve application with mentioned stipulations. Mr. DeNicola added a stipulation regarding street tree. All present were in favor of approval.

4- Councilwoman Amitai spoke of recent COAH meeting. Mr. King stated that this should be spoken in during closed session. At this time (8:41PM), Board went into closed session. Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 8:53PM.