

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Special Meeting

Thursday,
November 1st, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Special Meeting
Thursday,
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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, November 1st, 2018 in the Council Chambers of the Borough Hall to order at 8:04 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
Councilwoman Amitai
Ms. Heymann
Dr. Barad
Ms. Brewster
Mr. Freyre- 9:30PM
Mr. DiDio
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

COAH: Proposed 2018 Housing Element & Fair Share Plan

Dr. Maddaloni stated that the purpose of this special hearing was for the Board to vote on the Fair Share Plan & the Housing Element. Mr. King stated he spoke to Councilwoman Amitai in regards to recommendation of recusing herself from this vote; Mr. King proceeded to explain the reason for his recommendation as per the MLUL; also speaking of Councilwoman Amitai's husband's donation of funds in regards to the hiring of an attorney to oppose the Board's decision in this matter. Mr. Amitai objected to this recommendation for recusal. Mr. King confirmed that his recommendation has been placed on the record. Mr. Pialtos asked for further clarification on this matter. Mr. King responded. Mr. Pialtos also reminded the public that the action the Board needs to take is state mandated.

Ms. Reiter reminded the Board & the public of the purpose & procedure of this (COAH) matter. She spoke of all the meetings that took place & also spoke of the settlement agreement. Ms. Reiter proceeded speaking of the Housing Element. Councilwoman Amitai spoke of revisions

submitted by Ms. Reiter regarding the Housing Element. Ms. Reiter commented on same. Mr. DiDio asked if data would be revised to reflect the 2019 calendar year. Ms. Reiter responded stated she believed data tables would be updated. Dr. Barad spoke of table section pertaining to employees. Ms. Heymann spoke of same stated that Ms. Reiter explained this section during the last meeting. Ms. Reiter commented on same. Dr. Barad also commented on same referring to unmet need. Ms. Reiter responded to Dr. Barad's concerns. Ms. Reiter proceeded speaking of the Fair Share Plan. Councilwoman Amitai asked for clarification regarding COAH rule section. Ms. Reiter responded. Councilwoman Amitai spoke of section pertaining to the Corner Farm. Ms. Reiter spoke of same. Mr. King commented on same. Councilwoman Amitai asked about section labeled redevelopment, expressing her concerns of using that word. Ms. Reiter responded Dr. Maddaloni overruled mentioned concern, stating that "development" would remain in the document. Councilwoman Amitai asked for clarification regarding the affirmative marketing plan. Ms. Reiter responded. Councilwoman Amitai spoke of the possibility of including age restrictive units. Ms. Reiter responded. Ms. Reiter & the Board continued to discuss the Fair Share Plan. Councilwoman Amitai spoke of "maximum building height" mentioned. Ms. Reiter commented on same stating that a change will be made in order to clarify mentioned section. Dr. Barad spoke of the bulk requirements mentioned. Councilwoman Amitai asked for clarification in regards to the Corner Farm pertaining to detached garages. Mr. DeNicola commented on same Ms. Reiter also responded to mentioned. Councilwoman Amitai commented on the overlay district section. Ms. Reiter proceeded speaking of the spending plan. The Board discussed same. Ms. Heymann spoke of revisions made & also recommended one more revision pertaining to "proposed project" section (adding the word service). Ms. Reiter commented on same. Discussion continued regarding the Spending Plan. Dr. Barad spoke of clarification regarding landlord/leasing pertaining to set aside amount. Ms. Heymann & Dr. Maddaloni commented on same. Dr. Maddaloni opened meeting to public. Mr. Amitai of 284 Piermont Road disagreed with comments made by Mr. King in the beginning of the meeting regarding recommendation of Councilwoman Amitai's recusal. Mr. Amitai spoke of Ms. Reiter's role in the (COAH) process/procedure. Ms. Reiter responded to Mr. Amitai's comments. Dr. Maddaloni clarified that Ms. Reiter was hired as a consultant by/for the Borough. Mr. Amitai spoke of builder's remedy asking about immunity. Ms. Reiter responded. Mr. Rogan (who was present in the audience) & Mr. King also commented on same. Mr. Amitai spoke of the interveners & the proposed settlement asking for clarification on these matters regarding water supply, school systems. Dr. Maddaloni strongly stated that Mr. Amitai was out of order pertaining to comments made. Mr. Finan of 55 MacArthur Avenue asked for clarification regarding percentage of affordable housing pertaining to the downtown area. Mr. Finan spoke of the Corner Farm property. Mr. DeNicola commented on same. Councilwoman Amitai asked for clarification regarding the mandatory set aside. Ms. Reiter responded. Mr. Caldwell of 25 Cedar Court thanked the Board for their service. Ms. Slutzky of 5 Flamm Brook Road asked about the ordinance dealing with the Corner Farm property. Mr. Rogan spoke of the procedure regarding proposed ordinances spoken of. Mr. King & Ms. Reiter commented on same. Ms. Lutvak of 44 Columbus Avenue stated that she was very impressed on how the Board has worked on this matter & is ashamed of the reaction of some of the residents, also expressing the importance of the state mandated requirement. Mr. Pisano of 44 Columbus Avenue stated he was proud of Closter's community. Ms. Reiter clarified a portion of the mandatory set aside section. Motion was made by Ms. Heymann & seconded by Dr. Barad to adopt the HE & FSP (& recommend to Mayor & Council) with mentioned amendments.

Councilwoman Amitai stated she didn't believe it was fair to be denied her right to vote. She also spoke of procedure of COAH meetings/decisions as oppose to previous years & also spoke of Borough Master Plan. She also expressed her concerns regarding how these decisions will affect the future of the Borough. Mr. Freyre asked for clarification regarding procedure pertaining to governing body involvement. Mayor Glidden stated that he supported Councilwoman Amitai's decision/ right to vote. All present were in favor of adoption. Motion was made by Ms. Heymann & seconded by Dr. Barad to refer/recommend mentioned 5- ordinance(s) discussed by the Board to the Mayor & Council. All present were in favor of recommendation with the exception of Councilwoman Amitai who was against motion.

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 10:25PM.