

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Special Additional Meeting
Thursday,
October 11th, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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(Special) Additional Meeting
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Dr. Maddaloni called to order the Additional Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, October 11th, 2018 in the Council Chambers of the Borough Hall to order at 8:01 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
Ms. Brewster
Dr. Barad- 8:07PM
Mr. Freyre-8:53PM
Ms. Batool-8:10PM
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. DiDio

COAH: Continuation of Informal Discussion of Draft Plans & Ordinances:

Dr. Maddaloni spoke of how the meeting will run (procedurally). Mr. Pialtos commented on same stating that the Board & the team are on the same team. Mr. Rogan (Borough Attorney) spoke of the background of COAH & requirements. Ms. Reiter continued discussion on proposed ordinances. Mr. Rogan spoke of the Corner Farm Ordinance. Ms. Reiter discussed mentioned ordinance. Dr. Barad spoke of the wording regarding building separation. Ms. Reiter commented on same & continued to speak of ordinance. Ms. Reiter stated that all ordinances spoken of tonight are only in draft form. Ms. Heymann asked about protection from spot zoning lawsuit. Mr. Rogan responded speaking of the Mount Laurel exemption. Mr. Rogan spoke of the definition of spot zoning. Dr. Maddaloni & Mr. King commented on same. Mr. DeNicola spoke of building height. Ms. Reiter commented on same. The Board continued to discuss. Dr. Barad spoke of the "no restrictions" comment in the mentioned ordinance. The Board further discussed also speaking of the "mezzanine" comment. Ms. Reiter commented on same. The Board spoke of

revisions for mentioned section of ordinance. Councilwoman Amitai requested to further discuss in regards to garage section. Dr. Maddaloni & Mr. DeNicola commented on same. Ms. Reiter also spoke of same. Dr. Maddaloni stated that the Board should not be micro-managing. The Board continued to discuss ordinance. Ms. Reiter spoke of settlement agreement regarding items spoken of, specifically speaking of 40ft (or less) front yard setback. The Board decided to leave mentioned as it is written in regards to flexibility. The Board discussed deadlines & possible meeting dates. (The next meeting will take place on October 16th). Mayor Glidden thanked the public for attending the meeting. Mr. Tal of 311 Lindbergh spoke of pre-screening of people moving into the affordable housing units. Mr. Rogan responded speaking of the retaining of an administrative agency. He also stated that the County will be the landlord of Village School & therefore will be responsible for it. Mr. Barnes of 3 Lindemann Avenue asked for clarification regarding tenant screening. Ms. Reiter responded. Mr. Pierce of 447 Demarest Avenue thanked the Board for their work & asked about procedure regarding credit requirements. Ms. Reiter responded speaking of bonus credits. Mr. Rogan commented on same. Mr. Pierce asked for clarification regarding deadline dates. Mr. Rogan responded. Mr. Feibish of 76 Hickory Lane asked about the Corner Farm property pertaining to zoning and the COAH settlement. Mr. Rogan responded speaking of how said property originally got involved. Mr. Vulkan of 52 Bowers Lane asked about buildable acreage amount. Ms. Reiter responded speaking of required lot sizes and specific zoning areas. Mr. Rogan commented on same. Mr. Terer of 26 Mill Pond Road asked about development & how the settlement amount was determined. Mr. Rogan responded speaking of planner involvement & also stated that there has been a formula in place since the 1980s. Ms. Reiter commented on same. Mr. Terer asked for clarification regarding use of the Village School property. Dr. Maddaloni responded. Ms. Reiter commented & Mr. Rogan commented on same. Mr. Pialtos spoke of the importance of being proactive. Mr. Rogan also stated that Village School property will be run by the Bergen County Housing Authority. Mr. Terer also spoke of the Corner Farm property expressing economical concerns. Mr. Rogan responded stating that this concern is the developer's problem. Mr. Ravit of 1 Cedar Court asked about building limitations. Ms. Reiter responded speaking of the limitations/regulations/ordinance requirements. Mr. Ravit expressed his concerns regarding the effect on education. Ms. Reiter responded stating that this is a concern for the School Board's involvement. Mr. Pialtos asked the public if this question has been brought up to the Board of Education. Mr. Levy of 110 Harrington Street stated he spoke to the Mayor who stated that the schools will handle the capacity. Mayor Glidden clarified what he previously said regarding this matter. Mr. Levy asked if the Borough teamed up with any other municipalities. Dr. Maddaloni responded stating that these were hypothetical comments. Mr. Rogan commented on same speaking of procedures that have been in play since the 1980s. Ms. Nam of 13 Arthur Court spoke of the Board of Education & the Borough's involvement. Mayor Glidden responded to her comments. Ms. Lee of 18 Willis also spoke of School Board responsibility. She asked for further clarification regarding sale/rental units. Ms. Reiter & Mr. Rogan responded. Ms. Lee also stated she believed it was important to be aware of what is being done in other towns regarding COAH negotiations. Ms. Stark of 204 Durie Avenue asked if there would be limitations regarding family size. Mr. Rogan responded speaking of the enforcement. At this time, Dr. Maddaloni announced a 5-minute recess. Meeting reinstated at 10:42 PM. The Board discussed forthcoming meeting dates. Ms. Reiter spoke of changes made to the accessory apartment ordinance. The Board discussed mentioned. Ms. Reiter spoke of the overlay and the business ordinance(s). The Board discussed mentioned in detail. Mr. Tal of 311 Lindbergh

Avenue asked why an extension is not being applied for. Mr. Rogan stated that a requested extension could be denied which would cause an issue for the Borough and result in a builder's remedy condition; and that the Borough would also need to have a valid reason for such a request.

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 11:50PM.