

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Special Additional Meeting
Tuesday,
October 16th, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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(Special) Additional Meeting
Tuesday,
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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 Tuesday, October 16th, 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.

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

Dr. Maddaloni-(Chair)
Mayor Glidden
Councilwoman Amitai
Ms. Heymann
Ms. Brewster
Ms. Batool
Mr. DiDio
Mr. King- Board Attorney
Mr. DeNicola-, Boswell Engineering
Paul Demarest, (Acting) Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Dr. Barad
Mr. Pialtos- (Vice-Chair)
Mr. Freyre
Ms. Corso
Rose Mitchell-Planning Board Coordinator

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

Dr. Maddaloni spoke of how the meeting will be run this evening stating that he would allow the public to speak first with a limited time allotted. There were no public comments at this time. Dr. Maddaloni stated he would reopen to the public after Board/Planner discussion. Ms. Reiter reminded the Board & the public of the COAH/Housing Element requirements & she spoke of the proposed plan also speaking of proposed ordinance(s) (as spoken of in previous meetings.) She stated that the adoption of mentioned ordinances would be voted on for adoption at the PB Special meeting of November 1st. Mayor Glidden spoke of the importance of this process. Mr. Rogan also commented on same. Ms. Reiter advised that a conference call had been conducted with the court Master & that he was provided with draft ordinances. Mr. Rogan also commented on mentioned conference call. Councilwoman Amitai asked when the Board would see all draft ordinances. Ms. Reiter responded. Councilwoman Amitai expressed concerns regarding amount

of time to adopt ordinance(s). Mayor Glidden responded stating that in the past, a previous PB had adopted ordinances in one meeting (& that this is currently our 4th meeting). Dr. Maddaloni commented on same. Ms. Reiter spoke of the mandatory set aside ordinance. Councilwoman Amitai asked for some clarification. Ms. Reiter responded. Mr. Rogan commented on same. Ms. Reiter continued to speak of ordinance. The Board discussed same. Ms. Reiter preceded speaking of the Corner Farm ordinance. The Board discussed spoken of ordinances. Councilwoman Amitai spoke of her concerns regarding the 40 foot (set-back) right away. Ms. Heymann spoke of the settlement agreement. Mayor Glidden requested a vote be taken regarding this specific item. Motion was made by Mayor Glidden & seconded by Ms. Heymann to accept language as currently written. All present were in favor with the exception of Councilwoman Amitai who was against motion. Ms. Reiter continued to speak of ordinance. Ms. Reiter spoke of the business district ordinance. The Board discussed same. Councilwoman Amitai spoke of David Watkins' building on Closter Dock Road speaking specifically of height. After further discussion, Motion was made by Mayor Glidden & seconded by Dr. Maddaloni to choose an allowed height of 34. All present were in favor with the exception of Councilwoman Amitai & Mr. DiDio who were against motion. Ms. Reiter continued to speak of ordinance (Business Area). & then spoke of the overlay ordinance. The Board also discussed. Mr. Rogan also spoke of ordinance responding to the Board's comments. Ms. Reiter spoke of the housing element & of the spending plan. Mayor Glidden asked if COAH monies can be used to cover debt service on bonds. Mr. Rogan responded stating that he is waiting to hear back from the Master on this. Ms. Reiter spoke of affordability assistance/options. Mr. Aseraf of 38 Kinkaid Avenue asked for confirmation regarding the 10 year deed restriction. Ms. Reiter responded. Mr. Aseraf also asked for further clarification regarding unit sizes. Ms. Reiter responded. Ms. Heymann also commented on same. Mr. Terror of 26 Mill Pond Road asked about the court procedure regarding a builder's remedy. Mr. Rogan responded stating that Closter has always been in compliance with requirements. Mr. Terror spoke of the Corner Farm property. Mr. Rogan responded to mentioned comments. Ms. Reiter also commented on same. Mr. Terror asked about data from other towns. Dr. Maddaloni responded. Ms. Reiter stated that she didn't believe that comparing towns is very productive to the Borough. Mr. Rogan commented on same. Mr. Chait of 44 Henmar Drive spoke of his concern regarding the growth of Closter, overcrowding school systems, etc. Dr. Maddaloni responded speaking of a balancing act. Mayor Glidden also responded speaking of the existing zoning regulations in the Borough, being more restrictive than surrounding towns. Ms. Heymann also commented on Mr. Chait's concerns. Mr. Chait asked for clarification regarding the recreational facilities. Ms. Reiter responded stating that the facilities are private. Mr. Tal of 311 Lindbergh spoke of his future concerns (pertaining to what would be done in 2025.) Dr. Maddaloni & Ms. Reiter responded. Ms. Castano of 38 Susan Drive stated that she was imploring the public to please understand the importance of complying with the mandatory settlement agreement & stated that she has lived in town for over 40 years & believes the town has been well protected. Mayor Glidden thanked the public for attending the meeting.

Dr. Maddaloni stated that the next meeting will be on October 25th & Ms. Reiter stated that as per her conversation with Ms. Mitchell, there will be a special meeting on November 1st.

Motion was made by Ms. Heymann & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 11:21PM.