

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
October 25th, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Councilwoman Amitai (Acting Chair) called to order the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Tuesday, October 25th, 2018 in the Council Chambers of the Borough Hall to order at 8:03 PM. She 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. She advised that the Board adheres to a twelve o'clock midnight curfew and no new matters would be considered after 11:00 P.M.

Councilwoman Amitai 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:

Mayor Glidden-8:05PM
Councilwoman Amitai
Ms. Heymann
Dr. Barad-8:04PM
Ms. Brewster
Mr. DiDio
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:

Dr. Maddaloni- (Chair)
Mr. Pialtos- (Vice-Chair)
Mr. Freyre
Ms. Batool

Councilwoman Amitai announced that there was no correspondence list for this meeting.

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

Ms. Reiter spoke of previous informal meetings & that a public hearing will take place on November 1st. Ms. Reiter proceeded to speak of proposed ordinance(s) previously spoken of. Councilwoman Amitai stated she would like to limit the number of bedrooms. Ms. Reiter responded stating that the Special Master confirmed that limiting number of bedrooms in the accessory apartments is not allowed, however the size of the apartment can be limited to 1200 S.F. Dr. Barad commented on same. Councilwoman continued to speak of mentioned ordinance. The Board continued to discuss. Councilwoman Amitai asked for further clarification regarding mansard roof. Ms. Reiter & Mr. DeNicola responded, also speaking in detail of the HVAC rooftop mechanicals. Ms. Reiter then spoke of the proposed Corner Farm ordinance. The Board dis-

cussed same speaking of items such as setbacks, parking lot, etc. Dr. Barad suggested that Mr. Rogan request further clarification regarding interpretation. The Board continued to discuss proposed ordinance. Ms. Reiter spoke of meetings conducted with the Master. Mayor Glidden spoke of same. Ms. Reiter proceeded speaking of the Housing Element & Share Fair Plan. The Board discussed same. Ms. Reiter spoke of notice requirements. Ms. Reiter then spoke of the spending plan, specifically speaking of how development fees (COAH monies) are spent within the Borough(s). Ms. Heymann spoke of previous COAH rounds in regards to (administrative) fees. Ms. Reiter commented on same. Mr. DiDio asked for further clarification regarding COAH funds. Ms. Reiter responded. Councilwoman Amitai spoke of same. Ms. Brewster asked about the Borough's responsibility regarding Village School maintenance/repairs. Ms. Reiter responded. Ms. Heymann requested language pertaining to overseeing expenses.

Mr. Mor of 346 Durie Avenue requested that another (impartial) plan be into place prior to the Borough making a final decision. Ms. Reiter responded. Mr. Mor confirmed that he would like a 2nd opinion. Ms. Reiter stated that many, many COAH meetings took place over the past 2 years or so. Mr. Mor stated that this decision should be postponed. Ms. Heymann responded stating that many possibilities were explored & this was all taken very seriously. Dr. Barad commented on same speaking of Ms. Reiter being the Borough's agent. Ms. Heymann also spoke of the court mandated settlement agreement. Councilwoman Amitai spoke of the many meetings that took place regarding COAH requirements, also stating that the Borough is a critical time & on a deadline. Ms. Moshkovich of 58 Taillon expressed her concerns regarding how the development will change & affect Closter, specifically speaking of the over crowdedness of the school system. Ms. Moshkovich also referred to triangle on map (Reuten Drive Area). Mayor Glidden responded to comments stating that Reuten Drive will not be part of this current plan. Ms. Moshkovich continued to express her concerns regarding the impact on the Schools. Councilwoman Amitai stated that it would be good if someone from the school board was present at these meetings in order to hear these concerns. Mr. Barek of 49 Colgate expressed his concerns regarding the possible consequences to these decisions being made. Mayor Glidden thanked everyone for their comments.

Ms. Mitchell reminded the Board of the November 1st special meeting & the importance of attendance.

Motion was made by Ms. Heymann & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:52PM.