

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session Meeting**

Wednesday,
October 3rd, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
October 3rd, 2018

Dr. Maddaloni called to order the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, October 3rd, 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)-8:04
Mayor Glidden- 8:19PM
Councilwoman Amitai
Ms. Heymann
Ms. Brewster
Dr. Barad
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:

Mr. Freyre
Ms. Batool

Dr. Maddaloni read correspondence list. Councilwoman Amitai spoke of the one correspondence, asking what address it referred to. Ms. Mitchell & Dr. Maddaloni responded.

Motion was made by Ms. Heymann & seconded by Dr. Barad to approve minutes of May 31st, 2018. All present were in favor of approval with the exception of Mr. DiDio who abstained. Motion was made by Ms. Heymann & seconded by Dr. Barad to approve minutes of June 6th, 2018. All present were in favor with the exception of Mr. DiDio who abstained. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve minutes of June 28th, 2018. All present were in favor of approval with the exception of Mr. DiDio who abstained.

Open Meeting to the Public: No comments at this time.

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

Dr. Maddaloni asked Ms. Reiter to speak regarding background pertaining to COAH process. Ms. Reiter proceeded to do so speaking of the Affordable Housing Obligation. Dr. Maddaloni reiterated that this is an Obligation. Ms. Reiter continued to speak of process. Mr. Vulkan of 52 Bowers Lane asked about process in surrounding neighboring towns. Ms. Reiter responded. She stated that she is unable to discuss at this time due to not having their fairness hearing at this point & that obligation numbers vary from town to town. Ms. Reiter stated that we need to focus on the township of Closter. Mr. King commented on same. Mr. Amitai of 284 Piermont Road spoke of the intervener settlement & spoke of the fair housing act. He spoke of his concerns regarding school systems, traffic, etc. Ms. Reiter responded to mentioned comments/concerns. Ms. Heymann also responded, stating that mentioned issues should be brought to the State since this obligation is state mandated. She stated that the Planning Board is attempting to make this a smooth process. Mr. Amitai responded to Ms. Heymann's comments. Ms. Atrata of 211 Lindbergh asked for clarification regarding # of unit(s) obligation. Ms. Reiter responded. Dr. Maddaloni commented on same. Ms. Atrata spoke of her concerns regarding school systems. Mr. King asked Ms. Reiter about the existing overlay & amount of affordable housing. Ms. Reiter responded. Mr. DiDio spoke of/asked about the discounted amounts received. Ms. Reiter responded and continued to follow up from last meeting. Councilwoman Amitai asked for clarification of the accessory apartment ordinance. Ms. Reiter responded speaking about mentioned. Suggestions were made by Councilwoman Amitai regarding mentioned ordinance. Dr. Maddaloni spoke of same. Dr. Barad spoke of credited units. Ms. Reiter & the Board continued to discuss proposed ordinance(s). Mr. Amitai asked if dogs are allowed in proposed housing. Ms. Reiter stated that would be up to the individuals in charge of specific housing. Ms. Reiter continued to discuss proposed ordinance(s) specifying that the Corner Farm ordinance is still in the works at this time. Mr. Getter of 47 Trautwein Crescent asked if any studies were conducted regarding traffic near the farm property. Mr. DeNicola responded mentioned that there is only one access off Piermont. Councilwoman Amitai suggested that the PD take a look at the traffic situation. Ms. Stark of 204 Durie Avenue stated she believed that the Board was not giving straight answers in regards to residents' concerns. Ms. Reiter responded explaining the process & the Board of Education's responsibility. Ms. Stark asked about parking at the Village School property. Ms. Reiter responded. Mayor Glidden stated that there would be adequate parking. Mr. Vulkan of 52 Bowers Lane asked for clarification regarding obligation (# of units). Ms. Reiter responded explaining the process & the requirement. Mr. Vulkan asked about the unmet need. Ms. Reiter responded. Dr. Maddaloni commented on same. Mr. Vulkan expressed his concerns regarding growth of town. Ms. Reiter reminded him that changes will not take place overnight. Dr. Maddaloni reiterated that this is an obligation. Ms. Reiter continued to speak of obligation process. Mayor Glidden spoke of ways the Borough is meeting their obligation. Ms. Brewster spoke of the amount of time it would take to build all the units & that big changes will not happen immediately. Councilwoman Amitai & Ms. Heymann commented on same. Mr. Mor of 346 Durie Avenue asked if the town can hold off on building these units. Ms. Heymann responded commenting on the importance of complying with the courts in order to protect us from builder's remedy. Mr. Mor asked if proposed would be considered section 8 housing. Mayor Glidden responded stating that the Borough does not know that at this time. Mr. Mor asked if there would be any screening done regarding people moving into housing. Mayor Glidden responded stating he would find out from the housing authority. Mr. Mor asked if the housing authority is responsible for security. Mayor Glidden responded. Mr. Mor asked if the architect plans of Village School can be shared. Ms.

Reiter stated that plans are not prepared/available at this time. Ms. Stark asked about residence buildings (credits from other towns). Ms. Reiter responded speaking of RCA stating that the State no longer allows this.

Ms. Reiter spoke of upcoming meeting dates. The Board discussed certain dates. A request for an extension was also discussed. Mayor Glidden expressed his concerns regarding mentioned. It was stated that there will be meetings on October 11th & October 16th.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to adjourn meeting. Meeting was adjourned at 11:15PM.