

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
September 27th, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
September 27th, 2018

Dr. Maddaloni called to order the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, September 27th, 2018 in the Council Chambers of the Borough Hall to order at 8:05 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)-8:08
Mayor Glidden- 8:19PM
Councilwoman Amitai
Ms. Heymann
Ms. Brewster
Dr. Barad
Mr. Freyre
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

Dr. Maddaloni read correspondence list. Ms. Mitchell clarified that the last item listed was in regards to increase of engineering escrow (as previously spoken of). Councilwoman Amitai spoke of letter that was submitted by David Watkins regarding the shed on the Udwin's property. Mr. DeNicola responded.

COAH: Informal Discussion of Draft Plans & Ordinances:

Dr. Maddaloni thanked the community/residents for attending. Mr. King clarified procedure regarding this item. He also stated that there is no draft ordinance regarding the Corner Farm at this time & that there is no housing element at this time. Councilwoman Amitai requested that Ms. Reiter give an overview. Ms. Reiter concurred & proceeded to do so. She spoke of material included in binder which was handed out to all members. She also stated that the public can review the land use office copy during business hours; however reminded everyone that they were all in draft form at this time. Ms. Reiter spoke of COAH rounds & also spoke of the court ruling process & obligations. Dr. Barad asked for clarification regarding unmet need. Ms. Reiter responded giving more detailed information regarding obligation, unmet need, etc. Ms. Reiter spoke of the Fair Share Plan. She reminded the Board that everything spoken of was included in

the binders. Mayor Glidden stated that the Village School property would not be restricted only to senior housing in order to meet credit requirements. Ms. Reiter spoke of the Bergen County Housing Authority involvement. Mayor Glidden commented on same speaking of the agreement with the Housing Authority. Ms. Heymann spoke of the importance to understand that there is no special preference in placing of housing (& that's it's done by lottery). Ms. Reiter commented on same. Ms. Reiter continued to speak of the Fair Share Plan. Dr. Barad asked for clarification regarding zones/units & unmet need. Ms. Reiter responded. Ms. Reiter spoke of objector/intervener for the Corner Farm; reminding the Board that mentioned ordinance is not ready at this time. Ms. Brewster asked for clarification regarding # of units needed Ms. Reiter responded speaking of total obligation needed (being 347 units). She stated that Village School would give the Borough 35 units. Dr. Barad spoke the 3rd round & the unmet need. Ms. Reiter spoke of the potential consequences if the Borough doesn't take action to meet the mandatory requirements; speaking of builder's remedy. She expressed the importance of the protection from the courts. She also spoke of the fairness hearing that took place back in July & stated that there will also be a compliance hearing & that a deadline needs to be followed. Mr. Mor of 346 Durie Avenue thanked the Board for volunteering & doing this work. He expressed his concerns about keeping Closter's character intact. Ms. Reiter responded to Mr. Mor's comments. Mr. Mor continued to express his concerns. He asked about other town's plans. Ms. Reiter stated that she was unable to discuss her other 3rd round plans due to still being in litigation. Mr. Mor spoke of his concerns regarding effect on the school system. Ms. Ferullo of 69 Storig Avenue asked about hiring of the planner. Ms. Reiter stated that Statile Associates was hired by the town. Mayor Glidden stated the hiring was done by Mayor & Council. Ms. Ferullo spoke of the potential increase of population; expressing her concerns about the school system. Ms. Reiter responded to Ms. Ferullo's comments. Ms. Ferullo's continued to express her concerns. Ms. Reiter responded to mentioned concerns. Councilwoman Amitai spoke of proposed units at the Corner Farm. Mayor Glidden spoke to Ms. Ferullo in regards to her concerns; speaking of the need to comply with affordable housing requirements in order to avoid the consequences. He spoke of the affordable housing complex located in Alpine. He spoke of the importance of having the units at Village School in order to avoid the alternative which puts the Borough in risk of builder's remedy. Ms. Reiter commented on same. Dr. Maddaloni also responded to both Mr. Mor & Ms. Ferullo's concerns. Mr. Dinerman of 14 Jason Woods Road thanked the Board for their work & asked for clarification regarding amount of units. Ms. Reiter responded. Mr. King commented on same. Dr. Maddaloni spoke of documentation Dr. Barad provided regarding family income/affordable housing. Mr. Dinerman asked for further clarification regarding rentals, taxes, etc. Ms. Reiter & Mr. King responded. Mr. Dulev of 46 First Street thanked the Board for their work conducted. Mr. Dulev spoke of his concerns regarding the school systems. Ms. Reiter responded stating that this issue would not to be handled by the Board of Education. Ms. Heymann commented on same also reiterating the importance of complying with the mandatory requirement. Mr. Dulev continued to express his concerns regarding the amount of students in the school system. Ms. Reiter & Dr. Maddaloni commented on same. Mr. King stated that these concerns should be addressed with the Board of Education. Mr. Leshem of 30 Trautwein Crescent also spoke of the concern of the increase of students asking if anyone has brought it to the Board of Education's attention as part of this process. Mayor Glidden responded stating that the school board will have plenty of time to get ready for these changes. Mr. Tal of 311 Lindbergh Avenue asked about the golf range property. Ms. Reiter stated that said property is not part of the plan at this time. Mr. Tal asked

how this may affect the next round speaking of potential interveners. Ms. Reiter responded also speaking of how the intervener process was conducted regarding the Corner Farm. Dr. Maddaloni & Councilwoman Amitai commented on same. Ms. Reiter continued to speak of the process. Mr. Sella of 85 Venus Drive also reiterated the school system concerns. Mr. Sella asked what would be done as a community to take care of the people coming into the town. Dr. Maddaloni responded. Ms. Brewster commented on same stating that the town currently has low-income residents who do receive assistance from the food bank & utility assistance. Ms. Reiter spoke of proposed ordinances. Councilwoman Amitai spoke of the Herbert Avenue area stating that was included later on in the process. Ms. Reiter commented on same & continued speaking of the ordinances. Dr. Maddaloni spoke of the expansion of the overlay zone. Ms. Reiter continued. Councilwoman Amitai spoke of height restrictions. Ms. Reiter commented on same speaking of possible need for Zoning Board variance. The Board continued to discuss height/amount of stories. Ms. Reiter & the Board continued to speak of /comment on ordinances. Ms. Reiter stated that the remaining two ordinances will be discussed at the next meeting. Mr. King spoke of the housing plan. Ms. Reiter spoke of upcoming dates. The Board discussed same. Ms. Mitchell spoke of noticing.

Motion was made by Mr. DiDio & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 10:50PM.