

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Reorganization & Work Session Meeting
Wednesday,
January 3rd, 2018
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Reorganization/Work Session Meeting
Wednesday,
January 3rd, 2018

Dr. Maddaloni, Chairman called the Reorganization/Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, January 3rd, 2018 in the Council Chambers of the Borough Hall to order at 8:02 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.

Mr. King swore in Councilwoman Amitai & Ms. Heymann to continue to serve as members of the Planning Board. (Ms. Heymann's position was changed from a class 3 to a class 2 member).

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

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Pialtos (Vice-Chair)
Ms. Heymann
Ms. Brewster
Mr. Freyre
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:

Ms. Batool

Dr. Maddaloni read correspondence list: Ms. Mitchell spoke of the correspondence regarding 116 Cedar Lane, stating that mentioned will be coming to Board in the near future for Soil Movement Approval.

Motion was made by Ms. Heymann and seconded by Ms. Corso to approve minutes of 11-30-17. All present were in favor of approval. Motion was made by Ms. Corso & seconded by Mayor Glidden to approve minutes of 12-06-17. All present were in favor of approval.

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

Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to cancel the January 25th, 2018 Regular Monthly Meeting. All present were in favor of cancellation.

REORGANAZITION PORTION

Mr. Pialtos took over chairing at this point (for purpose of requesting nomination for Chairman). Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to nominate Dr. Maddaloni as Board Chair. All present were in favor with the exception of Dr. Maddaloni who was recused from this vote.

At this point, Dr. Maddaloni took over chairing the meeting & also thanked the Board for re-nominating him. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to nominate Mr. Pialtos as Board Vice-Chair. All present were in favor with the exception of Mr. Pialtos who was recused from this vote. Mr. Pialtos thanked the Board.

Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to nominate Ms. Mitchell as Board Secretary/Coordinator. All present were in favor.

Motion was made by Mayor Glidden & seconded by Councilwoman Amitai to nominate Mr. King of the law firm of Decotis, Fitzpatrick, Cole & Giblin, LLP as Board Attorney. All present were in favor. Mr. King thanked the Board.

Motion was made by Councilwoman Amitai & seconded by Mr. Pialtos to nominate Boswell Engineering (in the person of Mr. DeNicola) as Board Engineer. All present were in favor. Mr. DeNicola thanked the Board.

Ms. Mitchell spoke of PB fee schedule, recommending the escrow fees be updated (increased). Mr. DeNicola spoke of the need to increase the engineering escrows for both Soil Movement & Minor sub-division. Ms. Mitchell asked Mr. King if he felt that the Legal Escrow(s) were sufficient; also speaking of past experiences regarding the need to request large sums of additional legal escrow for many PB applications. The Board continued to discuss. Ms. Heymann suggested revising divisions for escrows (ex: size of lots) & also increasing escrow for purpose of additional hearings. The Board continued to discuss. The Board also discussed special meeting fees. Ms. Mitchell commented on same. The Board also discussed item # 9 of the application fee(s) portion (fee for preparation of 200 ft. list) Ms. Mitchell explained that mentioned is actually a fee that goes to the Tax Assessor's office & should not be included on the PB fee schedule. Mr. Pialtos spoke of the appeal fee (item # 8). Ms. Mitchell & Mr. DeNicola spoke of same. Ms. Heymann spoke of her concern regarding the need to increase legal escrow. Mr. King stated he didn't believe that was a need at this time. Motion was made by Councilwoman Amitai and seconded by Mayor Glidden to revise PB fee as discussed regarding specific engineering escrow & the deletion of the 200 ft list fee (since mentioned is a Tax Assessor office fee & not a PB fee). Mr. Pialtos continued to discuss the appeal fee listed on schedule. Mr. King commented on same. All present were in favor of changes with the exception of Ms. Heymann who abstained. Mr. King stated he would send a letter to the Council accordingly.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to designate the Bergen Record (North Jersey Media) & the Star Ledger for Board legal noticing purposes. All present were in favor.

Dr. Maddaloni spoke of Board Subcommittees. Ms. Mitchell spoke of same. Upon discussion by the Board, It was decided that the Ordinance Subcommittee & the Planning-Zoning Review Subcommittee would be combined; & would consist of Dr. Maddaloni, Ms. Heymann & Councilwoman Amitai & that Ms. Brewster & Ms. Batool would serve as alternates. Both Board engineer and attorney will serve as advisories; The COAH subcommittee will consist of Ms. Heymann, Mr. Freyre, & Ms. Batool with Ms. Corso serving as an alternate member; The Master Plan Subcommittee will consist of Mr. Pialtos, Ms. Heymann & Ms. Brewster with Councilwoman Amitai serving as an alternate member.

WORK SESSION PORTION

1-Liaison's Report- No comments at this time.

2- Old Business:

COAH Status- To be discussed during closed session.

Follow-Up: Master Plan RFP- Ms. Heymann spoke of RFP proposal prepared by Mr. King. Motion was made by Ms. Heymann & seconded by Ms. Brewster to accept proposed RFP. The Board discussed procedure. All present were in favor of proposal.

Dr. Maddaloni stated that Mr. Fuchs will be attending the February Work Session meeting regarding tree removal ordinance.

Dr. Maddaloni spoke of the follow-up regarding Zoning Ordinance pertaining to Height of Accessory Buildings. Mr. King spoke of same, stating that this will be tied in with COAH Ordinance. Councilwoman Amitai asked for clarification regarding tie-in. Mr. King responded.

3- New Business:

No Comments

Motion was made by Ms. Heymann & seconded by Mayor Glidden to go into closed session. All present were in favor. Time was 8:52PM. Closed session ended at 10:00 PM.

The Board briefly discussed height of accessory structure ordinance.

Motion was made by Mayor Glidden & seconded by Mr. Freyre to adjourn meeting. Meeting was adjourned at 10:05PM.