

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Regular Monthly Meeting**  
Thursday,  
April 25th, 2019  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

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Mr. Pialtos, Vice- Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, April 25<sup>th</sup>, 2019 in the Council Chambers of the Borough Hall to order at 8:04 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.

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:

Councilwoman Amitai  
Mr. Pialtos (Vice-Chair)  
Ms. Heymann  
Dr. Barad- 8:45PM  
Ms. Brewster  
Mr. DiDio  
Ms. Batool  
Ms. Ferullo- (Alt # 2)  
Mr. King- Board Attorney  
Mr. DeNicola-, Board Engineer  
Rose Mitchell, Planning Board Coordinator

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

Mayor Glidden  
Dr. Maddaloni (Chair)

Mr. Pialtos read correspondence list. There were no comments regarding mentioned.

Item # 1

Block 1205, Lots 1 & 2  
131 West Street  
Application # P-2019-04

Applicant: Mosa Management, LLC  
Attorney: Jordan Yuelys, Esq.

Mr. Pialtos recused himself from this application. Councilwoman Amitai took over chairing at this time. Mr. Yuelys spoke of application; reminding the Board that that site was previously before the ZBA. Mr. King swore in Mr. Suljic of 868 Broadway, Norwood, NJ. Mr. Suljic spoke of revised plans submitted dated thru 4-8-19. Mr. DeNicola spoke of his review letter and also commented on revisions submitted. Mr. Yuelys spoke of correspondence sent to neighbor in regards to encroaching fence. Councilwoman Amitai asked for clarification regarding stone type mentioned on plans. Mr. Suljic responded. Mr. DeNicola spoke of high water level. Mr. Suljic

commented on same. Councilwoman Amitai asked about the basement. Mr. Suljic stated that the basement was eliminated as part of the ZBA application (& that this will now be crawl space). Mr. DeNicola spoke of the proposed generator. Mr. Yuelys commented on same. The Board spoke of water runoff. Mr. DiDio asked about the tree next to the encroaching fence. Mr. DeNicola stated that mentioned is a proposed tree. Mr. DiDio spoke of existing inlet in front of property. Mr. Suljic commented on same. There were no comments from the public at this time. Motion was made by Mr. DiDio & seconded by Councilwoman Amitai to approve application with mentioned stipulations. All present were in favor of approval. (Mr. Pialtos was recused).

Mr. Pialtos took over chairing at this point. He announced that the application regarding 80 Knickerbocker Road will carry to the May regular monthly meeting.

Follow-Up: Zoning Ordinance regarding Height of Accessory Buildings:

Mr. King spoke of outlined handout regarding this item. The Board discussed mentioned. Mr. King stated he would work on amendments based on feedback/suggestions. Mr. King also spoke of how this would go hand in hand with the Master Plan Re-examination.

Motion was made by Ms. Heymann & seconded by Ms. Batool to cancel the May 1<sup>st</sup> Work Session Meeting. Ms. Mitchell stated that the next PB meeting will take place on May 30<sup>th</sup>.

Ms. Mitchell reminded the Board of the mandatory seminar/training which will take place on May 4<sup>th</sup> & May 11<sup>th</sup>.

Motion was made by Ms. Brewster & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:12PM.