

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
April 3rd, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, April 3rd, 2019 in the Council Chambers of the Borough Hall to order at 8:00 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:

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni (Chair) - 8:25PM
Mr. Paltos (Vice-Chair)-8:06PM
Dr. Barad
Ms. Brewster
Mr. DiDio
Ms. Batool
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:

Ms. Heymann
Ms. Ferullo- (Alt #2)

Dr. Maddaloni read correspondence list. There were no comments regarding mentioned.

Motion was made by Mr. DiDio & seconded by Mayor Glidden to approve minutes of February 6th, 2019. All present were in favor of approval. Motion was made by Mr. DiDio & seconded by Mayor Glidden to approve minutes of February 28th, 2019. All present were in favor of approval.

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

Item # 1

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

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

Mr. Paltos recused himself from this application. Mr. Yuelys stated that applicant appeared before the Zoning Board for variance approval prior to applying to the Planning Board for Soil

Movement & proceeded to explain details of the ZBA application/approval. Mr. Yuelys spoke of Mr. DeNicola's review letter. Ms. Mitchell reminded Mr. Yuelys to submit the 4-part soil movement form & the tree removal application (even if there are no trees to be removed). Mr. DeNicola reminded Mr. Yuelys of the additional escrow required for purpose of proposed retaining wall. Mr. DeNicola spoke of items in his review letter. Mr. DeNicola spoke of fence belonging to adjacent property. Mr. Yuelys commented on same. Mr. King swore in Mr. Suljic of 868 Broadway, Norwood, NJ. Councilwoman Amitai spoke of combining of the two lots. Mr. Yuelys spoke of deed of consolidation; which will be submitted to the Board prior to the hearing date. Ms. Mitchell spoke of lot numbers. Dr. Maddaloni spoke of the benefit of combining these lots. Councilwoman Amitai spoke of the location of the proposed generator installation & also asked for clarification of basement size. Mr. Suljic responded stating that this will be addressed with the architect. Councilwoman Amitai asked about location of proposed tree planting. Mr. DeNicola responded stating that trees show on the plan. Councilwoman Amitai also spoke of seepage pits. Mr. Suljic responded stating that testing was conducted regarding mentioned. Ms. Brewster asked for clarification of roof height. Mr. DeNicola responded speaking of height from midpoint. The Board discussed the driveway pitch as it pertains to water runoff. Dr. Maddaloni asked for clarification regarding soil movement route. Mr. DeNicola responded. Mr. DeNicola asked about offset from curb to sidewalk. Mr. Suljic responded. Mr. DeNicola suggested to install around the utility pole for safety purposes. Mr. DiDio asked about ground water level. Mr. Suljic responded. Mr. DiDio spoke of the importance of a sump pump. Mr. DeNicola commented on same also speaking of sump pump discharge. Ms. Mitchell asked for further clarification regarding amount of soil to be removed. Mr. DeNicola & Mr. Yuelys responded. Motion was made by Mr. DiDio & seconded by Dr. Barad to deem application complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell confirmed deadline & meeting dates.

2- Liaisons' Reports

Councilwoman Amitai stated that Ms. Heymann has been released from the hospital & should be home in a couple of weeks.

3- Old Business

Follow-Up: Borough Ordinance regarding Tree Removal/ Soil Movement:

Dr. Barad stated he believed that this was still with the ordinance committee.

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

Mr. King spoke of outline that was handed out. He spoke of his notes regarding previous discussion on this matter. The Board along with the Board professionals continued to discuss ordinance. Further discussion will take place at the May W.S. meeting. Mr. King stated that he would make revision based on this tonight's discussion.

Report from Master Plan Subcommittee- It was stated that the next subcommittee meeting will take place on April 29th.

4- New Business: No comments at this time.

Mayor Glidden gave the Board an update regarding the Village School property & the issues with the Bergen County Housing Authority. He also spoke of the possibility of sites for special need housing. The Board continued to discuss.

Councilwoman Amitai reminded the Board of the upcoming Borough clean-up day.

Ms. Mitchell reminded the Board of the mandatory seminar/training which will take place on an upcoming Saturday meeting.

Mr. King spoke of the financial disclosure forms.

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