

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session & Special Meeting
Wednesday,
December 4th, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session / Special Meeting
December 4th, 2019

Dr. Maddaloni, Chair called the Work Session (& Special) Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, December 4th, 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.

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:

Mayor Glidden
Dr. Maddaloni (Chairman)
Councilwoman Amitai
Ms. Heymann
Dr. Barad
Ms. Brewster
Ms. Ferullo- (Alt #2)-8:21PM
Mr. King- Board Attorney
Mr. DeNicola-, Board Engineer
Rose Mitchell (Board Coordinator)

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

Mr. Paltos- (Vice-Chair)
Mr. DiDio
Ms. Batool

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

Motion was made by Ms. Heymann & seconded by Dr. Barad to approve minutes of October 2nd. All present were in favor of approval. Motion was made by Councilwoman Amitai & seconded by Dr. Barad to approve minutes of October 31st. All present were in favor of approval.

Open to the Public: There were no comments

Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to cancel the December 26th Regular Monthly Meeting. All present were in favor of cancellation.

Dr. Maddaloni announced that there are no items as part of the Special portion of this meeting.

Item #1

Block 2011, Lot 3
60 Anderson Avenue
Application # P-2019-15

Applicant: Gomes
Attorney: N/A

Mr. DeNicola spoke of his review letter dated November 27th. Mr. DeNicola recommended waiver request be made to the Mayor & Council regarding sidewalk install. Mr. DeNicola also spoke of the proposed retaining wall & continued to speak of other items in his review letter. Mr. Gomes was reminded that he will be at the maximum coverage when house is built. Mayor Glidden asked about the proposed pool. Mr. Gomes & Mr. DeNicola responded. Ms. Heymann stated that this house was inhabited by a member of the State senate (Mr. Schiffo). Mayor Glidden stated that the Borough is looking forward to the property being cleaned up. Motion was made by Dr. Barad & seconded by Ms. Heymann to deem application complete with mentioned conditions of Mr. DeNicola's review letter. All present were in favor of completeness.

Item #2

Block 2302, Lot 21
86 MacArthur Avenue
Application # P-2019-16

Applicant: Shemtov
Attorney: N/A

Mr. DeNicola spoke of his review letter. Mr. DeNicola spoke of trees on site. The Board & Mr. Shemtov also discussed tree removal. Ms. Mitchell asked for clarification regarding amount of trees to be removed. Mr. Shemtov responded. Mr. DeNicola also stated that the amount of trees showing on plan needs to be revised as per application. The Board continued to discuss the concerns regarding tree removal. Mr. DeNicola stated that revised plan should reflect a tree planting plan. The Board discussed neighboring house pertaining to FAR. Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed meeting/deadline dates.

Item # 3

Block 302, Lot 32
30 Bergenline Avenue
Application # P-2019-17

Applicant: Chun
Attorney: N/A

Mr. Chun spoke of proposed installation of a six foot fence on corner lot property. Mr. DeNicola commented on same. Ms. Brewster asked for clarification regarding 6ft fence. Ms. Brewster also spoke of shrubbery & sidewalk. Ms. Heymann asked for clarification regarding purpose of 6-ft fence. Mr. Chun responded stating he believed it was best for his children. Ms. Ferullo spoke of the possibility of a portion of the fence being shorter than 6 feet (on the crescent side). Mr. Chun responded stating that he & his wife hadn't really considered that. Councilwoman Amitai asked for clarification regarding property line placement requirement. Mr. DeNicola responded. Motion was made by Councilwoman Amitai & seconded by Ms. Ferullo to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed notice requirements.

Liaisons' Reports- Councilwoman Amitai spoke of the upcoming tree lighting event.

Old Business

Follow-Up: Borough Ordinance regarding Tree Removal/ Soil Movement:
Ms. Mitchell spoke of the new proposed ordinance regarding tree removal. Dr. Barad commented on same. Mr. DeNicola also commented speaking of his review requirement. The Board continued to discuss mentioned ordinance. Ms. Mitchell & the Board expressed concerns regarding this ordinance change. Ms. Mitchell questioned how escrow would be determined if Mr. DeNicola is involved & also spoke of the 200 ft list requirement. Dr. Barad responded to Ms. Mitchell's concerns. The Board continued to express their concerns. Ms. Heymann suggested a PB subcommittee be formed regarding trees. Mr. DeNicola suggested that a memo be sent to the Council regarding concerns mentioned; bullet points were spoken of. Recommendation was made to suggest not passing the ordinance at this time. The Board stated that suggested subcommittee should consist of Mr. DeNicola, Dr. Barad, Councilwoman Amitai, Mr. Fuchs, & a member of the Environmental Commission.

New Business- Approval of 2020 Planning Board Meeting Dates:

Ms. Mitchell discussed proposed 2020 PB meeting dates. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve mentioned meeting dates. All present were in favor of 2020 meeting dates.

Motion was made by Mayor Glidden & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 9:20PM.