

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Thursday,
February 6th, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
February 6th, 2019

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, February 6th, 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

Councilwoman Amitai -8:20PM

Dr. Maddaloni-(Chair)

Mr. Pialtos (Vice-Chair)

Ms. Heymann

Dr. Barad

Ms. Brewster

Mr. DiDio

Ms. Batool

Ms. Ferullo-(Alt#2)

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- (Alt #1)

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

Motion was made by Mayor Glidden & seconded by Mr. DiDio to approve minutes of 11-29-18. All present were in favor of approval with the exception of Ms. Ferullo who wasn't qualified to vote. Motion was made by Mayor Glidden & seconded by Mr. DiDio to approve minutes of 12-05-18-18. All present were in favor of approval with the exception of Ms. Ferullo who wasn't qualified to vote.

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

Item # 1

Block 1202, Lot 3
7 Naugle Street
Application # P-2018-10

Applicant: HH Equities, LLC
Attorney: Donna Vellekamp

Dr. Maddaloni announced that this application has been referred to the Zoning Board; therefore will no longer be before the Planning Board. Ms. Mitchell confirmed that a correspondence has been received from the applicant's attorney regarding official withdrawal of application.

Item # 2

Block 1104, Lot 9
20 Michaels Lane
Application # P-2019-01

Applicant: Rockland Electric Company
Attorney: Antimo Delvecchio, Esq.

Mr. Weiner of Beattie Padovano introduced himself and stated the Mr. Delvecchio was not available this evening. Mr. DeNicola spoke of items of his review letter. He asked about future proposed separate application for pole line along railroad. Ms. Lanza (representative of O & R) responded stating that separate application would most likely fall under minor soil requirements. Ms. Hammell (representative of O & R) also introduced herself. Ms. Hammell spoke of revised letter submitted to Mr. DeNicola. Mr. DeNicola continued to speak of items in his review letter. Mr. DeNicola asked for confirmation regarding soil erosion disturbance/silt fencing. Ms. Lanza responded. Mr. DeNicola spoke of soil testing. Ms. Lanza commented on same. Dr. Maddaloni asked for further explanation regarding 'sniff' test & also for clarification regarding transformer contamination (PCB). Ms. Lanza responded stating that transformers will not be touched. Mayor asked about neighbor noticing. Ms. Mitchell responded stating that noticing will be done at least 10 days prior to hearing date. Ms. Brewster asked for clarification regarding time frame of soil movement. Ms. Lanza responded stated that there would not be daily excavation traffic. Mr. DiDio asked about reason that this will be split into 2 separate applications. Ms. Lanza responded speaking of the proposed phases and also spoke of the previous Zoning Board application. Ms. Ferullo also commented on the time frame for the soil movement. Councilwoman Amitai asked about height of tower (poles). Ms. Lanza responded. Councilwoman Amitai asked about radiation emission. Ms. Lanza responded there would be EMF; however the EMF profile would not change from what is currently there. Ms. Lanza commented of how the lines would be installed; speaking of the creation of a figure 8. Ms. Heymann commented on mentioned. Councilwoman Amitai asked if trees would be planted on site. Ms. Lanza responded stating that trees will be planted. She also spoke of her previous meeting with Mr. MacDonald & her upcoming meeting with Mr. Fuchs. Ms. Mitchell spoke of Mr. Fuchs' review letter. Mr. DiDio asked for further details regarding spoken of figure 8. Ms. Lanza responded. Ms. Ferullo asked if mentioned would be a high-traffic area. Mr. Lanza responded. Mr. DeNicola asked about video surveillance. Ms. Lanza responded. Ms. Ferullo asked for further clarification regarding height. Ms. Lanza spoke of plans approved by the Zoning Board. Motion was made by Ms. Heymann & seconded by Mayor Glidden to deem application complete with mentioned conditions. All present were in favor of approval. Ms. Ferullo did not need to vote. Ms. Mitchell confirmed deadline & hearing dates.

Item #3

Block 2304, Lot 30
376 Anderson Avenue
Application # P-2019-02

Applicant: Lleshaj
Attorney: N/A

Mr. Lleshaj (Home Owner) introduced himself. Ms. Valentin (Mr. Lleshaj) also introduced herself. Ms. Ferullo recused herself from this application. Mr. DeNicola spoke of his review letter. Ms. Valentin spoke of same. Mr. DeNicola spoke of his concerns regarding water runoff; also speaking of the proposed driveway. Mr. Lleshaj stated that size of driveway was required as part of the Zoning Board approval as per the fire marshal's comments. Mr. DeNicola spoke of curb & sidewalk installation & also spoke of cross section offsets. Councilwoman Amitai spoke of impervious coverage overage. Mr. DeNicola & Ms. Mitchell stated that applicant received ZBA approval regarding this issue. Councilwoman Amitai spoke of proposed driveway. Mr. DeNicola commented on same. Ms. Heymann spoke of the 200 ft. list. Mr. DeNicola spoke of proposed garage. Dr. Barad asked about trees previously removed. Ms. Valentin responded. Dr. Barad asked for clarification regarding reason the PB received the site plan much later than preparation of original site plan. Ms. Mitchell responded stated that applicant was required to obtain ZBA approval prior to coming before the PB. Mr. Lleshaj commented on same. Councilwoman Amitai asked for clarification regarding latest revision date on site plan. Mr. DeNicola confirmed. Ms. Mitchell spoke of date Zoning Board application was approved. Councilwoman Amitai asked about application fees in regards to requirement for applicant(s) to go before both Boards. Ms. Mitchell stated that as per ordinance, applicants are not permitted to go before the ZBA for purpose of Soil Movement Approval & that there are two separate fee schedules for each Board. Dr. Maddaloni asked for clarification regarding soil export. Mr. DeNicola responded. Ms. Valentin spoke of soil movement route. Mr. DeNicola requested that applicant's engineer submit a letter responding to items on his review letter when submitted revised plans. Motion was made by Ms. Heymann & seconded by Dr. Barad to deem application complete. All present were in favor of completeness. (Ms. Ferullo did not vote on this application)

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

5- Old Business:

Ms. Mitchell reminded the Board that item regarding change to tree removal ordinance has been a pending item for a while now. Dr. Barad responded, stating that he has been advised that this is a top priority for the ordinance committee this year.

Ms. Heymann spoke of recommending an ordinance change regarding application fees in cases where applicants need to go before both Boards. Ms. Mitchell commented on same clarifying application/administrative fees. The Board decided not to put a motion on the table regarding this matter at this time.

Councilwoman Amitai reminded the Board of the upcoming February 11th meeting regarding discussion of the Master Plan. Ms. Heymann commented on same. It was stated that the Borough planner will take notes at mentioned meeting. The Board continued to discuss upcoming meeting

6-New Business:

No Comments

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