

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
February 28th, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, February 28th, 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.

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:

Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Pialtos (Vice-Chair)
Ms. Heymann
Mr. DiDio
Ms. Corso-(Alt #1)
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:

Mayor Glidden
Dr. Barad
Ms. Brewster
Ms. Batool

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

Item # 1

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. Delvecchio reminded the Board that this application was approved by the Zoning Board; & he understood that the Planning Board member had further questions. Mr. Delvecchio spoke of contact person who would be available to answer mentioned questions. Contact information was given to Councilwoman Amitai by Mr. Delvecchio. Mr. King swore in Ms. Bolt (Professional Engineer) of 1400 Westin Way, West Chester, PA. Ms. Bolt stated she is also licensed in N.J. Ms. Bolt spoke of revision plans submitted (revised through 2-11-19). Mr.

DeNicola commented on same. Ms. Bolt confirmed amount of soil being imported/exported. Mr. DeNicola asked for clarification regarding soil. Ms. Bolt responded speaking specifically of top soil. Mr. DeNicola also asked for clarification regarding tree removal, referring to item on his review letter. Ms. Bolt responded. Ms. Mitchell spoke of Mr. Fuchs report. Mr. DeNicola stated that 9 trees should be planted as per previous Board discussion. Mr. DeNicola spoke of forthcoming minor soil application with the Building Department regarding transmission poles. Councilwoman Amitai asked for further clarification regarding use of substations. Mr. Weiner reminded Councilwoman Amitai that the contact person who spoke of earlier in the meeting would be able to answer her question(s) (since this specific application is only for the purpose of soil movement). Councilwoman Amitai spoke of protection of trees. Mr. DiDio asked about fill certification. Mr. DeNicola responded. Dr. Maddaloni commented on same; speaking of the top soil portion. Mr. DiDio asked for clarification regarding cement being used. Ms. Bolt responded stating that a concrete truck would be used. Motion was made by Mr. DiDio & seconded by Mr. Paltos to approve application with mentioned stipulations. Ms. Heymann complimented O & R for their plans submitted. All present were in favor of approval. (Additional info/plans need to be submitted prior to release of approval).

Item #2

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. Mr. King swore in Mr. Moraski (Professional Engineer) of 61 Hudson Street, Hackensack, NJ. Mr. Moraski spoke of his professional background. Mr. King also swore in Ms. Valentin (address was not put on the record). Mr. Moraski spoke of revised plans submitted. Mr. DeNicola reminded the Board of the proposed driveway concerns/issue; which will cause water runoff issues. Mr. Moraski commented on same. Mr. DeNicola stated that he spoke to the Borough Fire Marshall regarding driveway. He also stated that proposed driveway has been approved by the ZBA. The Board discussed same. Mr. DeNicola spoke of possibility of curb installation on the side spoken of. The Board discussed possible solutions. Mr. Moraski suggested speaking with the Zoning Board engineer & attorney. Mr. DeNicola suggested vote be taken on application with stipulation of reducing driveway; upon ZBA approval. Ms. Heymann spoke of water runoff. Mr. Moraski spoke of existing slope and also spoke of proposed swales. Mr. Susman of 368 Anderson Avenue asked for clarification regarding water runoff. Mr. DeNicola responded that Mr. Susman's property would not be affected due to distance away. Mr. King spoke of the procedure regarding reduction of driveway recommendation Ms. Valentin spoke of Zoning Board application. Motion was made by Mr. DiDio and seconded by Ms. Corso to approve application with mentioned stipulations. All present were in favor of approval. Approval was not released at this time based on mentioned stipulations.

Councilwoman Amitai asked Mr. King for follow-up regarding zoning ordinance pertaining to 15 ft. height on accessory building. Mr. King responded stating he would distribute set of the

ordinance(s) from other townships to the Board members. (This item will carry to the April Work Session meeting.)

Motion was made by Ms. Heymann & seconded by Mr. Pialtos to adjourn meeting. Meeting was adjourned at 9:07PM.