

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Reorganization, Special & Work Session Meeting**  
Thursday,  
January 3<sup>rd</sup>, 2019  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Reorganization/ Special/Work Session Meeting**  
**Thursday,**  
**January 3<sup>rd</sup>, 2019**

Dr. Maddaloni, Chairman called the Reorganization/ Special/Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 3<sup>rd</sup>, 2019 in the Council Chambers of the Borough Hall to order at 8:03 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.

Mr. King swore in Mayor Glidden, Councilwoman Amitai, Ms. Heymann, Ms. Brewster, Mr. DiDio, Ms. Corso & Ms. Furello. All are continuing to serve on the Board with the exception of Ms. Furello who was being appointed for the 1<sup>st</sup> time. Dr. Maddaloni asked Ms. Furello to introduce herself to the Board. Ms. Furello proceeded to do so, speaking of her involvement in the Borough.

The following Planning Board members and professional persons were present at the meeting:

Mayor Glidden  
Councilwoman Amitai  
Dr. Maddaloni-(Chair)  
Mr. Pialtos (Vice-Chair)  
Ms. Heymann  
Dr. Barad  
Ms. Brewster  
Mr. DiDio  
Ms. Batool  
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:  
N/A

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 10/25/18. All present were in favor of approval. Motion was made by Mayor Glidden & seconded by Dr. Barad to approve minutes of 11-01-18. All present were in favor of approval.

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

### REORGANAZITION PORTION

Mr. Pialtos took over chairing at this point (for purpose of requesting nomination for Chairman). Motion was made by Mr. Pialtos & seconded by Mr. DiDio to nominate Dr. Maddaloni as Board Chair. All present were in favor with the exception of Dr. Maddaloni who was recused from this vote.

At this point, Dr. Maddaloni took over chairing the meeting & also thanked the Board for re-nominating him. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to nominate Mr. Pialtos as Board Vice-Chair. All present were in favor with the exception of Mr. Pialtos who was recused from this vote. Mr. Pialtos thanked the Board.

Motion was made by Ms. Heymann & seconded by Ms. Brewster to nominate Ms. Mitchell as Board Secretary/Coordinator. All present were in favor.

Motion was made by Dr. Barad & seconded by Ms. Brewster to nominate Mr. King of the law firm of Decotis, Fitzpatrick, Cole & Giblin, LLP as Board Attorney. All present were in favor. Mr. King thanked the Board.

Motion was made by Councilwoman Amitai & seconded by Mr. Pialtos to nominate Boswell Engineering (in the person of Mr. DeNicola) as Board Engineer. All present were in favor. Mr. DeNicola thanked the Board.

Ms. Mitchell spoke of the revised PB fee schedule, mentioning the recent changes. Ms. Mitchell also stated that engineering escrow is still needed to be added to "other applications". She stated that Mr. King requested in the past. Decision was made that Mr. King would re-send a request letter to the Council. Motion was made by Dr. Barad and seconded by Mayor Glidden to adopt 2019 Fee Schedule. All present were in favor of adoption. Mr. Pialtos continued to discuss the appeal fee listed on schedule. Mr. King commented on same.

Motion was made by Mr. DiDio & seconded by Mayor Glidden to designate the Bergen Record (North Jersey Media) & the Star Ledger for Board legal noticing purposes for the 2019 calendar year. All present were in favor.

Dr. Maddaloni spoke of Board Subcommittees. Ms. Mitchell spoke of same. Upon discussion by the Board, It was decided that the Ordinance Subcommittee & the Planning-Zoning Review Subcommittee would remain combined & would consist of Dr. Maddaloni, Ms. Heymann, Councilwoman Amitai & Dr. Barad; with Ms. Brewster & Ms. Batool serving as alternates. Both Board engineer and attorney will serve as advisories; The COAH subcommittee will consist of Ms. Heymann, Ms. Batool, Ms. Ferullo & Ms. Corso; with Councilwoman Amitai serving as an alternate member; The Master Plan Sub-committee will consist of Mr. Pialtos, Ms. Heymann, Ms. Brewster & Councilwoman Amitai; with Dr. Barad & Dr. Maddaloni serving as an alternate members.

### Special Meeting Portion

#### Item # 1

Block 2201, Lot 4  
13 Collins Avenue  
Application # P-2018-08

Applicant: 13 Collins, LLC  
Attorney: Donna Vellekamp

Ms. Vellekamp spoke of soil movement application for the purpose of construction of a new single family dwelling. Mr. King swore in Mr. Lanteleme of 101 West Street, Hillsdale, NJ. Mr. Lanteleme spoke of his professional background & then proceeded to speak of soil movement application & plans submitted. He also spoke of tree removal. Dr. Maddaloni asked for clarification regarding tree removal. Ms. Mitchell stated that Mr. Fuchs approved removal of 3 trees. Ms. Vellekamp commented on same. The Board continued to discuss tree removal. Mr. Lanteleme continued his testimony. Councilwoman Amitai asked about the high water table. Mr. Lanteleme responded. Councilwoman Amitai asked about height of ceiling in basement. Mr. Lanteleme responded. Mr. DeNicola spoke of water runoff & asked Mr. Lanteleme for some clarification regarding mentioned. Mr. Lanteleme responded. Mr. DeNicola expressed his concerns regarding water runoff affecting neighboring properties. Mr. Lanteleme commented on same. The Board continued to discuss. Revised plans were requested as per discussion. Ms. Brewster asked if previous owner(s) ever experienced water problems. (Mr. Eller spoke at a later time in the meeting regarding this). The Board continued to discuss. Dr. Maddaloni opened to the public at this point. Mr. Eller of 7 Collins Avenue asked about seepage pits design, setbacks, swales, water runoff, etc. Mr. DeNicola & Mr. Lanteleme responded to questions. Mr. Eller continued to express his concerns regarding water runoff & also expressed his concerns regarding maintenance of seepage pits. Mr. DeNicola & Mr. Lanteleme commented on same. The Board also spoke of seepage pits & possible solutions. Dr. Maddaloni stated that he understood Mr. Eller's concerns. Mr. DeNicola spoke of application stipulations. The Board also discussed mentioned. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to approve application with mentioned stipulations including requested tree planting recommendation from Mr. Fuchs. All present were in favor of approval with the exception of alternate members (Ms. Corso & Ms. Ferullo) who didn't need to vote.

### **Work Session Portion**

#### **Item # 1**

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

Applicant: HH Equities, LLC  
Attorney: Donna Vellekamp

Dr. Maddaloni recused himself from this application due to being within 200-ft of property. Mr. Paltos took over chairing at this time. Ms. Vellekamp spoke of site plan application (proposed 2-story office addition). Mr. DeNicola spoke of waivers being requested. Mr. DeNicola spoke of parking space requirements stating that calculation needs to be revised on plans/application. He also spoke of the concern of proposed parking in the front yard. Ms. Vellekamp responded to comments of Mr. DeNicola's review letter. Mr. DeNicola commented on same. Councilwoman Amitai asked for clarification regarding minor vs. major site plan. Mr. DeNicola responded, also speaking of Mr. Peters' (Zoning Officer) comments. Mr. King & the Board discussed Borough code regarding mentioned. Ms. Mitchell also commented on same. The Board discussed waivers required. Ms. Vellekamp continued to discuss application; addressing items of Mr. DeNicola's letter. Mr. DeNicola spoke of concerns regarding this application. The Board discussed same. Mr. King suggested the applicant submit a completely revised set of plans. Dr. Barad spoke of completeness of application. Ms. Vellekamp stated that according to the checklist she followed,

application is considered complete. Ms. Mitchell concurred. Mr. King also concurred stating that everything that was required to be done & submitted was done. Motion was made by Mr. DiDio & seconded by Mayor Glidden to deem application incomplete. Mr. DiDio was in favor of deeming application incomplete; all other members were against incompleteness. Ms. Batool was no longer present (left at 10:00PM). Application was deemed complete.

Item # 2

Block 1405, Lot 1  
7 Rose Court  
Application# P-2018-11

Applicant: Erie 277, LLC  
Attorney: Donna Vellekamp

Dr. Maddaloni took over chairing at this time. Ms. Vellekamp spoke of this soil movement application; responding to Mr. DeNicola's review letter. Mr. DeNicola commented on same. Ms. Vellekamp was advised that tree removal application needs to be revised. Motion was made by Mayor Glidden & seconded by Dr. Barad to deem application complete with mentioned stipulations. All present were in favor of completeness with the exception of Ms. Ferullo who didn't need to vote.

3-Liaison's Report- Councilwoman Amitai reminded everyone of the public meeting which will take place at Tenakill School on February 11<sup>th</sup>.

4- Old Business:

Ms. Mitchell asked for the status regarding revision to tree removal ordinance so that tree.  
Dr. Barad responded stating that the ordinance committee will be addressing this matter.

5-New Business:

No Comments

Motion was made by Mayor Glidden & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 10:45PM.