

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
January 31st, 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, January 31st, 2019 in the Council Chambers of the Borough Hall to order at 8:02 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-8:19 PM
Councilwoman Amitai -8:18PM
Dr. Maddaloni-(Chair)
Mr. Pialtos (Vice-Chair)
Ms. Heymann
Dr. Barad
Ms. Brewster
Mr. DiDio-8:03PM
Ms. Ferullo-(Alt#2)-8:05PM
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. Batool
Ms. Corso

Dr. Maddaloni read correspondence list. Ms. Mitchell spoke of correspondence received from Mr. Rogan stating that this item will be discussed later in meeting.

Item 1

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

Applicant: HH Equities, LLC
Attorney: Donna Vellekamp

Dr. Maddaloni announced that as per request of applicant's attorney; this application will carry to the February 6th Work Session Meeting.

Item # 2

Block 1405, Lot 1

Applicant: Erie 277, LLC

7 Rose Court
Application# P-2018-11

Attorney: Donna Vellekamp

Mr. King swore in Mr. Frenzel of 30 Madison Avenue, Paramus, NJ. Ms. Vellekamp spoke of purpose of soil movement application. Mr. Frenzel spoke of plans submitted, commented on elements of application. Mr. DeNicola also spoke of revised plan submitted. He also asked for clarification regarding tree removal. Ms. Vellekamp responded, stating that one tree would be removed. Mr. DeNicola spoke of certification needed regarding curb ramp. He also asked for clarification regarding truck route. Ms. Vellekamp responded. Mr. DiDio asked for clarification regarding impervious coverage calculations. Mr. DeNicola responded. Mr. DiDio. Ms. Ferullo asked about location of tree to be removed. Ms. Vellekamp responded. Dr. Maddaloni opened to the public at this time regarding testimony. Mr. Jacobs of 14 Godwin Court asked Mr. DeNicola if items in his review letter have been addressed. Mr. DeNicola responded stated that applicant has complied. Mr. Jacobs asked about water runoff issues; expressing his concerns. Mr. Frenzel responded. Mr. DeNicola also commented on water runoff. Mr. Jacobs asked if action is able to be taken if water runoff becomes an issue. Mr. King responded stating that there is always a right to take action; however that is beyond the scope of the purpose of this meeting. Mr. DeNicola spoke of the 20 ft. section of Borough property that's between these two properties. Councilwoman asked for confirmation regarding trees. Ms. Vellekamp responded. Motion was made by Ms. Heymann & seconded by Dr. Barad to approve application with mentioned stipulations. All present were in favor of approval.

3- Review & Recommendations regarding Consideration of Historic Designation pertaining to MacBain Farmhouse (Structure Only) as per Mayor & Council Request:

Mayor Glidden spoke of the HPC recommendation being made on entire property; however the Mayor & Council is recommending that only the structure be designated. Ms. Heymann also commented on same also speaking of the ROSI listing in order to protect the Farm. Ms. Brewster asked for clarification regarding separating the structure & the property. Ms. Heymann responded speaking of security of the property. Mr. DiDio asked for further clarification Ms. Heymann continued to explain. Councilwoman Amitai & Dr. Maddaloni commented on same. Motion was made by Ms. Heymann & seconded by Mr. Paltos to accept recommendation of the Council regarding designation of MacBain Farmhouse structure. All present were in favor. Motion was made by Ms. Heymann & seconded by Mr. DiDio to make recommendation to Council that the Farmland surrounding the Homestead be listed on the ROSI list. Ms. Heymann explained the meaning on the ROSI list. All present were in favor.

Councilwoman Amitai spoke of the upcoming meeting at Tenakill School regarding Master Plan.

Motion was made by Mr. DiDio & seconded by Ms. Heymann to go into closed session. Time was 8:42PM. (Closed Session ended at 8:55PM)

Motion was made by Mayor Glidden & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 8:56PM.