

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
July 25th, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chair called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, July 25th, 2019 in the Council Chambers of the Borough Hall to order at 8:02PM. 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:

Dr. Maddaloni (Chairman)
Councilwoman Amitai
Ms. Heymann
Dr. Barad
Ms. Brewster
Ms. Batool
Ms. Ferullo- (Alt # 2)- 8:09PM
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:

Mayor Glidden
Mr. Paltos (Vice-Chair)
Mr. DiDio

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

Item # 1

Block 1309, Lot 6
273 Closter Dock Road
Application # P-2019-11

Applicant: 273 Closter Dock, LLC
Attorney: Nylema Nabbie, Esq.

Mr. King spoke of history of application. He stated that a special Work Session Meeting took place on June 27th & stated that at that time the Board deemed the application "conditionally" complete (5-2 vote). Mr. King spoke of plans submitted since that meeting & also spoke of Mr. DeNicola's review letters. Mr. DeNicola stated that all items spoken of at the previous meeting were not complied with at this time. Based on Mr. DeNicola's comments, Mr. King suggested that the Board vote that the application as of now is still considered incomplete. Motion was made by Ms. Heymann & seconded by Dr. Barad to consider the application incomplete. All

present were in favor of motion for incompleteness with the exception of Ms. Ferullo who abstained. Mr. King confirmed that the balance of this meeting will be treated as a Work Session. He also recommended that if this application is deemed complete this evening, that the Board should vote on having a special hearing following the August 7th Work Session. Ms. Nabbie spoke of proposed Site Plan application, stating that applicant was expecting to be heard this evening & that the revised plans submitted do address the height concern & now that issue is eliminated. She stated that this proposed addition is very modest. Ms. Mitchell spoke of PB checklist & deadline dates. Mr. DeNicola requested a letter from the applicant's engineer in response to his 2nd letter. Mr. King swore in Mr. Hubschman of Washington Avenue, Bergenfield, NJ. Mr. Hubschman spoke of revised site plan submitted and spoke of revisions made. Dr. Maddaloni asked for clarification regarding parking requirements. Mr. Hubschman responded speaking of proposed additional spots. Mr. DeNicola asked for clarification of the spoken of amount of space to be used as retail space. Mr. King swore in Ms. Sausa of 273 Closter Dock Road, LLC. Ms. Sausa responded to Mr. DeNicola's question. Ms. Nabbie asked Mr. Hubschman to speak of Zoning Table; lot coverage & impervious coverage; speaking of the reduction of mentioned. Mr. Hubschman spoke of mentioned. Dr. Maddaloni spoke about existing & proposed parking spots. Mr. King spoke of the parking ordinance. Mr. Hubschman continued to speak of plan submitted. Dr. Maddaloni spoke of the narrowness of the existing driveway. Mr. Hubschman commented on same. Mr. King reminded the Board that tonight's meeting is only for the purpose of completeness. Ms. Nabbie reminded the Board that mentioned conditions are existing conditions. Mr. King swore in Mr. Zampolin (Licensed Architect) of Westwood, NJ. Mr. Zampolin spoke of architectural plan submitted. Ms. Sausa spoke of the deficiency of parking space in the Closter Plaza. Mr. DeNicola commented on same. Ms. Sausa stated that the amount of tenancies will be reduced. Ms. Amitai asked about the idea of shaving the corner of the building in order to increase the driveway (as discussed at previous Work Session meeting.) Ms. Sausa responded speaking of the existing metal bar inside building & the structural issues. Dr. Barad spoke of revised plans submitted. Ms. Sausa commented on same & also spoke of the current unsoundness of the building. Ms. Ferullo expressed her safety concerns regarding the parking. Ms. Sausa commented on same speaking of the existing condition. Ms. Brewster spoke of the proposed canopies & commented on the ordinance regarding mentioned. Ms. Heymann commented on same. Ms. Sausa also commented on same & stated that portion of ordinance dealing with the renaissance area has been repealed. Mr. King stated that application can be deemed complete & that the canopy issue can be addressed during hearing. Ms. Brewster spoke of proposed signage. Ms. Nabbie commented on same; speaking of future approval request from the Council if needed. Ms. Nabbie also spoke of ordinance regarding parking space fees. Ms. Brewster continued to speak of parking. Mr. DeNicola spoke of the requirement for County approval. Ms. Nabbie commented on same. Dr. Barad asked for clarification regarding deeming application complete. Mr. DeNicola responded. Councilwoman Amitai spoke of professionals on the Board's behalf. Mr. Maddaloni stated that this would be addressed at the hearing. Councilwoman Amitai expressed her uncomfortableness regarding amount of time to review plans. Ms. Ferullo stated she believed that applicant has complied for purpose of completeness. Mr. DeNicola asked for clarification regarding width of spot at corner of the building. Mr. Hubschman responded. Ms. Batool spoke of time needed for review of revised plan submitted. Mr. DeNicola stated that the applicant did submit what is needed for purpose of completeness; regardless of weather he is satisfied with the plan.

Motion was made by Ms. Ferullo & seconded by Ms. Batoool to deem application complete with mentioned stipulations according to Mr. DeNicola's review letter. All present were in favor of completeness. Motion was made by Ms. Heymann & seconded by Dr. Barad to hold a special meeting on August 7th (for purpose of this application) immediately following the scheduled Work Session meeting. All present were in favor of special meeting. Mr. King announced to the public that this application will carry to the August 7th meeting & that no new notice is required by the applicant. Dr. Barad stated that plans being submitted at the last minute cannot be the normal procedure.

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 9:30PM.