

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly & Special Work Session Meeting
Thursday,
June 27th, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Regular/Special Work Session Meeting
Thursday,
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Councilwoman Amitai, Acting Chair called the Regular Monthly/ Special Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, June 27th 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

Ms. Heymann

Dr. Barad-8:20PM

Ms. Brewster

Mr. DiDio

Ms. Batool

Ms. Ferullo- (Alt # 2)

Mr. King- Board Attorney

Mr. DeNicola-, Board Engineer

Paul Demarest, (Acting) Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Dr. Maddaloni (Chair)

Mr. Pialtos (Vice-Chair)

Mayor Glidden

Rose Mitchell (Board Coordinator)

Councilwoman Amitai read correspondence list. There were no comments regarding mentioned at this time.

Open to the Public: No comments at this time.

Item # 1

Block 2105, Lot 7
198 Hickory Lane
Application # P-2019-05

Applicant: A & L Toro, LLC
Attorney: Mark Sokolich, Esq.

Mr. Sokolich spoke of Soil Movement Application. Mr. DeNicola spoke of his review letter. Mr. King swore in Mr. Collazuol (Professional Engineer) of 1610 Center Avenue, Fort Lee, NJ.

Mr. Collazuol spoke of plans submitted & addressed items in Mr. DeNicola's review letter. Mr. Sokolich spoke of proposed landscape plan. Mr. Collazuol commented on same & proceeded to speak of items in review letter. Mr. DeNicola spoke of proposed retaining wall. Mr. Collazuol commented on same. Dr. Barad spoke of trees on the side of the house. Mr. Sokolich spoke of mentioned. Mr. DiDio asked for clarification regarding FAR. Mr. DeNicola responded. Mr. Collazuol also commented on mentioned. Mr. DiDio asked about the proposed retaining wall. Mr. Collazuol responded. Councilwoman Amitai spoke of report from Environmental Commission regarding tree removal. Mr. Collazuol responded. Councilwoman Amitai also spoke of Mr. Fuchs' tree report & she asked for clarification regarding proposed trees to be planted. Mr. King swore in Mr. Torosian (Owner of Site) who spoke of proposed tree planting. The Board agreed on a mandatory minimum of 12 trees to be planted. Ms. Kopelakis of 25 Taylor Drive expressed her concerns regarding grade change/drainage. She asked how her water table would be affected. Mr. Collazuol responded. Ms. Kopelakis also asked about the retaining wall. Mr. Collazuol responded. Mr. Mateosian of 192 Hickory Lane expressed his concerns regarding water runoff & pitch of property. Mr. Collazuol responded. Mr. Mishra of 1 McCain Court asked for clarification regarding tree planting. Mr. Collazuol responded. Councilwoman Amitai commented on same. Ms. Ferullo spoke of tree removal/planting. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve application with mentioned stipulations. All present were in favor of (conditional) approval with the exception of Dr. Barad who did not vote due to late arrival.

Item # 2

Block 2204, Lot 15
178 Alpine Drive
Application # P-2019-06

Applicant: Jethani
Attorney: Donna Vellekamp, Esq.

Ms. Vellekamp spoke of Soil Movement Application & spoke of revised plans dated June 26th, 2019. Mr. King swore in Mr. Leoncavallo (Professional Planner & Landscape Architect). Mr. DeNicola spoke of his review letter. Mr. Leoncavallo commented on same & also spoke of tree removal/proposed planting. Mr. DeNicola requested signed & sealed calculations & continued to speak of items in his review letter (Curbs/sidewalks, drywells, removal of existing pool sealed plans, etc.). Mr. DiDio spoke of coverage being to the max & asked about the proposed terrace. Ms. Vellekamp responded. Mr. DiDio asked about the fish pond as it pertains to impervious coverage. Mr. DeNicola responded requesting calculations regarding what is staying on property & what will be removed. Councilwoman Amitai asked for clarification regarding setbacks. Ms. Vellekamp responded. Mr. DeNicola commented on mentioned. Mr. DiDio asked for additional clarification regarding soil to be removed. Mr. Leoncavallo responded. Truck route was also discussed & revision regarding mentioned was requested. Councilwoman Amitai asked about need for swales. Mr. DeNicola responded. There were no comments/questions from the public regarding application. Motion was made by Ms. Heymann & seconded by Mr. DiDio to approve application with mentioned stipulations. All present were in favor of (conditional) approval.

Item # 3

Block 1207, Lot 26.01
130 Herbert Avenue
Application # P-2019-07

Applicant: Exquity Realty, LLC
Attorney: Donna Vellekamp, Esq.

Ms. Vellekamp spoke of Soil Movement application & handed out revisions dated June 26th, 2019. She stated that this application goes hand in hand with the application for 132 Herbert Avenue. Mr. DeNicola concurred that mentioned applications are similar in nature. Mr. DeNicola stated that soil application needs to be revised (route, tree removal, etc.) Councilwoman asked about driveway design as it pertains to trees. Ms. Vellekamp responded. Mr. DiDio also commented on tree removal. Ms. Brewster asked if the garage is separate from driveway. Mr. DeNicola responded speaking of the driveway hatch. There were no questions/comments from the public at this time. The Board spoke of tree planting & determined that 4 trees should be planted in area spoken of. Motion was made by Mr. DiDio & seconded by Ms. Batool to approve application with mentioned stipulations. All present were in favor of (conditional) approval.

Item # 4

Block 1207, Lot 25.01
132 Herbert Avenue
Application # P-2019-08

Applicant: Exquity Realty, LLC
Attorney: Donna Vellekamp, Esq.

Ms. Vellekamp spoke of this Soil Movement Application (goes hand in hand with 130 Herbert) & handed out revision plans dated June 26th, 2019. Mr. DeNicola reiterated (from 130 Herbert) the conditions of application. Mr. DeNicola reminded the Board that decision was made during the Work Session meeting that curbs/sidewalks would not need to be installed since existing are relatively new. Ms. Brewster asked for clarification regarding setback. Mr. DeNicola responded stating that there are no variances required. There were no questions/comments from the public at this time. Motion was made by Dr. Barad & seconded by Mr. DiDio to approve application with mentioned stipulations. All present were in favor of (conditional) approval.

Item # 5

Block 510, Lot 16
29 Hawthorne Terrace
Application # P-2019-09

Applicant: RF Properties, LLC
Attorney: Donna Vellekamp, Esq.

Ms. Vellekamp spoke of Soil Movement Application. Ms. Vellekamp spoke of comments from the Environmental Commission; & that the applicant has agreed to amend their tree removal application to remove only 2 trees instead of the originally proposed 5 tree removals. Mr. DiDio asked for further clarification. Ms. Vellekamp responded. Mr. King swore in Mr. Lantelme (Professional Engineer) of Hillsdale, NJ. Mr. Lantelme spoke of revised plans submitted dated June 10th, 2019. Ms. Brewster asked for clarification regarding 200-ft list. Ms. Vellekamp responded. Dr. Barad asked about proposed driveway. Mr. Lantelme responded. There were no

questions/comments from the public at this time. Motion was made by Dr. Barad & seconded by Ms. Heymann to approve application. All present were in favor of approval.

Item # 6

Block 2211, Lot 17
86 Wainwright Avenue
Application # P-2019-10

Applicant: Venturini
Attorney: David Watkins, Esq.

Mr. Capizzi was present on behalf of Mr. Watkins; He spoke of Soil Movement Application & mentioned revision plans submitted dated June 12th, 2019. Mr. King spoke of the issue with noticing to one of the neighbors & that a waiver has been submitted by Mr. Watkins & is considered satisfactory. Mr. King swore in Mr. Lantelme (who was also sworn in for prior application). Mr. Lantelme spoke of Soil Movement Application & plans submitted. Councilwoman asked about swales & water runoff. Mr. Lantelme responded. Dr. Barad asked about location of seepage pits. Mr. DeNicola responded. Ms. Ferullo asked about amount of soil to be removed & route to be used. Mr. DeNicola responded. Mr. DiDio asked if the basement will be finished & also asked for clarification regarding walls. Mr. DeNicola responded. Ms. Brewster asked about row of stone blocks. Mr. Lantelme responded. There were no questions/comments from the public. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve application with mentioned stipulations. All present were in favor of approval.

WORK SESSION PORTION

Item # 1

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

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

Mr. Dineen was present on behalf of Ms. Nabbie. Mr. King stated that he reviewed application & concurs with Mr. DeNicola that the Board does not have jurisdiction to hear application. Mr. Dineen stated that this issue will be revised in order to keep the application before the PB. Mr. King swore in Mr. Mueller of Hubschman Engineering. Mr. Mueller spoke of site plan application & plans submitted. Mr. DeNicola spoke of items of his review letter & mentioned waivers requested. Required parking was spoken of & circulation of 2-way driveway. Mr. DeNicola spoke of issues that need to be addressed. Mr. DiDio spoke of parking spots. Ms. Brewster commented on same. Mr. DeNicola continued to speak of items in his review letter & also recommended an interior demolition plan been submitted. Ms. Brewster asked about the proposed canopy. Mr. DeNicola responded. Dr. Barad commented on same. Ms. Heymann asked for more detail regarding use of space. Mr. Dineen stated that he would request that information prior to hearing. Ms. Sausa (owner of property) spoke of proposed site plan; also stating that she did not want to entertain the idea of affordable housing. Ms. Sausa also spoke of parking & of the proposed demolishing of the garages. Ms. Brewster spoke of the driveway between this site & the diner. Ms. Sausa commented on same stating that she has weighed all options regarding

driveway access. She also commented on mentioned canopy. Ms. Brewster spoke of parking. Ms. Sausa commented on same. Councilwoman Amitai asked about configuration/layout of site. Ms. Sausa responded. Mr. DeNicola spoke of site landscaping. Motion was made by Mr. DiDio & seconded by Ms. Ferullo to deem application complete. All present were in favor of completeness (conditionally) with the exception of Dr. Barad & Ms. Brewster who were against vote for completeness. Ms. Sausa asked if she was permitted to conduct remedial work. She was advised to hold off on the remedial work.

2- Liaisons' Reports

No Comments

Resolution approval regarding 80 Knickerbocker (*Reaffirming previous approval). Motion was made by Ms. Batool & seconded by Ms. Heymann to approve/memorialize resolution. All present were in favor with the exception of Councilwoman Amitai & Dr. Barad who weren't qualified to vote.

8- Old Business

No Comments

9- New Business: No comments

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 11:02PM.