

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
June 5th, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
June 5th, 2019

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, June 5th, 2019 in the Council Chambers of the Borough Hall to order at 8:07 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-8:17 PM
Councilwoman Amitai
Dr. Maddaloni (Chair)
Ms. Heymann
Dr. Barad
Ms. Brewster
Ms. Ferullo- (Alt # 2) - 8:05PM
Mr. King- Board Attorney
Mr. DeNicola-, Board Engineer
Rose Mitchell, Planning Board Coordinator

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

Mr. Pialtos (Vice-Chair)
Mr. DiDio
Ms. Batool

Dr. Maddaloni read correspondence list. Board Members had no comments regarding mentioned at this time.

Motion was made by Councilwoman Amitai & seconded by Dr. Barad to approve minutes of March 6th & March 28th. All present were in favor of approval. Motion was made by Dr. Barad & seconded by Councilwoman Amitai to approve minutes of April 3rd & April 25th. All present were in favor of approval with the exception of Ms. Heymann who abstained.

Mr. Kwon of 62 Collins Avenue spoke of correspondence he submitted regarding request of zone change pertaining to 11 Homans Avenue (which is currently in the Industrial area). Mr. Kwon proceeded to explain why he believed this change was needed. Dr. Maddaloni spoke of how this may fit in with the upcoming Master Plan updates. Ms. Heymann commented on same & stated that there will be upcoming public meetings regarding the Master Plan. Councilwoman Amati asked for clarification regarding request for zoning change. Mr. Kwon responded. Dr. Maddaloni suggested that this be followed up on.

Item # 1

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

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

Mr. Khorozian introduced himself stated he was present on behalf of Mr. Sokolich & briefly spoke of soil movement application. Mr. Torosian (H/O) who currently resides at 9 Willis Drive in the Borough of Closter. Mr. Torosian spoke of his conversation with the Zoning Officer regarding the proposed 8-ft height retaining wall. Mr. DeNicola stated that a 8-ft height wall is not permitted (& that a 4 ft. wall is maximum allowed) according to the Borough ordinance. Mr. DeNicola continued to explain the requirements. Ms. Mitchell reminded applicant of additional escrow due pertaining to retaining wall review. Mr. DeNicola spoke of revision needed regarding amount of CY of soil & also spoke of soil testing & other items listed on his review letter. Mr. Torosian also spoke of listed items. Driveway setback requirements were spoken of. Mr. DeNicola spoke of amount of trees being removed. The Board commented on same. (A landscape plan would need to be submitted). The Board continued to discuss trees. Mr. DeNicola spoke of FAR. Ms. Mitchell commented on same speaking of zoning approval received. Ms. Ferullo asked for clarification regarding tree removal speaking of one specific tree, suggesting that mentioned tree should be saved. Motion was made by Councilwoman Amitai & seconded by Ms. Ferullo to deem application complete. All present were in favor of completeness. Ms. Mitchell reminded applicant of deadline/meeting dates.

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. Mr. DeNicola spoke of tree removal. Ms. Vellekamp stated that only one tree will be removed. Mr. DeNicola spoke of other items on his review letter. Councilwoman Amitai spoke of proposed curbs/sidewalks & shade trees. Mr. DeNicola commented on same. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to deem application complete. All present were in favor of completeness. Ms. Mitchell reminded applicant's attorney of deadline/meeting dates.

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 applications for both 130 (& 132) Herbert Avenue (which previously received subdivision approval). Mr. DeNicola suggested truck route change.

Mr. DeNicola asked about tree removal. Ms. Vellekamp stated that tree removal was done during the subdivision application. Mr. DeNicola spoke of conflict between the two drawings regarding drywell. Ms. Vellekamp commented on same. Councilwoman asked about existing fence on site. Ms. Vellekamp responded. The Board spoke of the existing curbs/sidewalks. Board Decision was made that existing curbs/sidewalks would be sufficient. Mayor Glidden & Councilwoman Amitai voted in favor of new curbs/sidewalks; Ms. Heymann, Dr. Barad, Ms. Brewster, Dr. Maddaloni & Ms. Ferullo voted in favor of existing curbs/sidewalks. Motion was made Mayor Glidden & seconded by Ms. Heymann to deem application complete. All present were in favor of completeness.

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). Decision regarding curbs/sidewalks was the same as 130 Herbert Avenue. Mr. DeNicola spoke of items reiterated stipulations from 130 Herbert Avenue application. Motion was made by Mayor Glidden & seconded by Ms. Heymann to deem application complete. All present were in favor of completeness.

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. Mr. DeNicola spoke of item in his review letter. Ms. Mitchell stated that a tree report has not been approved as of yet. The Board also discussed trees. The Board discussed sewer lines. Mr. DeNicola stated that he is not the one who inspects sewer lines. Ms. Brewster asked about proposed seepage pits. Mr. DeNicola responded. Motion was made by Dr. Barad & seconded by Ms. Heymann to deem application complete. All present were in favor of completeness. Deadline/Meeting dates were reiterated by Ms. Mitchell.

Item # 6

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

Applicant: Venturini
Attorney: David Watkins, Esq.

Mr. Watkins spoke of Soil Movement Application. Mr. DeNicola stated that plans were difficult to determine what was existing & what was proposed. Mr. Watkins commented on same. Mr. DeNicola spoke of curbs/sidewalks. Ms. Mitchell stated that soil route needs to be revised. Mr. DeNicola concurred. Councilwoman Amitai spoke of shade trees. Motion was made by Mayor

Glidden & seconded by Councilwoman Amitai to deem application complete. All present were in favor of completeness.

7- Liaisons' Reports

Mayor Glidden spoke of an upcoming meeting with the County regarding Village School. He also stated that the Memorial Weekend events were very nice & also spoke of the success of the wounded warrior event. Councilwoman Amitai & Ms. Ferullo commented on same.

Ms. Heymann stated that the Master Plan Committee will be meeting tomorrow. (Thursday, June 6th)

Councilwoman Amitai spoke of June events including an upcoming all-star baseball game.

8- Old Business

Follow-Up: Borough Ordinance regarding Tree Removal/ Soil Movement: Recommendation was previously made regarding ordinance change.

***Correspondence was sent to Mayor & Council by PB attorney:**

Ms. Mitchell reminded the Board that this has been on the agenda for a while now.

Councilwoman Amitai & Mayor Glidden stated that this item is with the ordinance committee

Follow-Up: Zoning Ordinance regarding Height of Accessory Buildings:

Mr. King spoke of revised hand-out. Councilwoman Amitai suggested this be spoken about at next meeting (when more members are present). Ms. Ferullo asked about gazebos. Mr. King responded speaking of accessory structures.

Report from Master Plan Subcommittee- Ms. Heymann previously commented.

Ms. Mitchell reminded the Board that she will not be present at the June 27th meeting & that there are 6 applications for hearing & 1 for Work Session. (Mr. Demarest will be coordinating meeting).

9- New Business: No comments

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 9:25PM.