

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Regular Monthly Meeting**  
Thursday,  
March 28th, 2019  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday,  
March 28th, 2019

Councilwoman Amitai, Acting Chair called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, March 28th, 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.

Councilwoman Amitai 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  
Councilwoman Amitai  
Dr. Maddaloni (Chair) - 8:25PM  
Mr. Paltos (Vice-Chair)-8:06PM  
Dr. Barad  
Ms. Brewster  
Mr. DiDio  
Ms. Batool  
Ms. Ferullo-(Alt#2)  
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:

Ms. Heymann

Councilwoman Amitai read correspondence list. Councilwoman Amitai spoke of the correspondence pertaining to Ms. Corso's resignation, mentioning thanks for her services.

Item # 1

Block 1608, Lot 1  
597 Piermont Road  
Application # P-2019-03

Applicant: Piermont Road Closter, LLC  
Attorney: Mark Sokolich, Esq.

Mr. Khorozian introduced himself & stated he was attending on behalf of Mr. Sokolich. Mr. King swore in Mr. Hubschman of 263 Washington Avenue, Bergenfield, NJ. Mr. Hubschman spoke of approval(s) received from ZBA, County, and NJDEP & Soil & stated that application was before the PB for Major Soil approval. He referred to revised plan submitted dated 3-8-19. Ms. Brewster asked for clarification regarding use (Daycare center vs. Preschool). Mr. Hubschman responded stating he believed it was a Preschool. Mr. DeNicola reminded the Board that use was approved at the ZBA. Mr. Hubschman spoke of Mr. DeNicola's review letter relating to

Major Soil. Mr. DeNicola commented on same. Mr. Hubschman also spoke of proposed tree planting (23 trees to be planted). Councilwoman Amitai spoke of parking spaces & she also asked if more shade trees would be planted & if solar panels would be installed. (As per the recommendation of the Environmental Commission). Mr. Hubschman reiterated that trees would be planted & that he didn't believe solar panels would be installed. Councilwoman Amitai spoke of drainage & screening of A/C units. Mr. Hubschman responded to comments. The Board discussed proposed turf installation (exterior of site) Mr. Hubschman commented on same. Dr. Maddaloni arrived & took over chairing at this point. Dr. Maddaloni spoke of fill to be used for mentioned turf. Mr. Hubschman stated that the fill to be used is called enviro-fill. Dr. Maddaloni commented on same. Ms. Ferullo asked about security cameras. Mr. Hubschman stated that he wasn't certain about installation of cameras. Mr. DeNicola & Mr. King stated that mentioned was not pertaining to a Soil Movement application. Dr. Maddaloni asked for further clarification regarding soil movement route. Mr. Hubschman responded. Mr. DeNicola reminded applicant that trucks cannot use a school route. Dr. Maddaloni opened to the public regarding application. There were no questions/comments from the public. Motion was made by Mr. DiDio & seconded by Councilwoman Amitai to approve application with mentioned stipulations. Ms. Ferullo spoke of soil truck route pertaining to school traffic. All present were in favor of approval.

Councilwoman Amitai stated that the Borough Attorney advised that the Subcommittee of the Master Plan should not hold off on meeting. Mr. King concurred. Mr. Pialtos spoke of possible dates as per Ms. Reiter's suggestions. (Date was decided for April 29<sup>th</sup>). Councilwoman Amitai spoke of the upcoming pancake breakfast fundraiser.

Ms. Mitchell reminded the Board of the importance of letting her know if a member will be late or absence.

Motion was made by Dr. Barad & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 8:48PM.