

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
March 6th, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Mr. Pialtos, Vice-Chair called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, March 6th, 2019 in the Council Chambers of the Borough Hall to order at 8:26 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.

Mr. Pialtos 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
Mr. Pialtos (Vice-Chair)
Dr. Barad
Mr. DiDio
Ms. Ferullo-(Alt#2)
Mr. Reagan- Acting Board Attorney
Mr. DeNicola-, Boswell Engineering
Rose Mitchell, Planning Board Coordinator

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

Dr. Maddaloni (Chair)
Mayor Glidden
Ms. Heymann
Ms. Brewster
Ms. Batool
Ms. Corso- (Alt #1)
Mr. King (Board Attorney)

Mr. Pialtos read correspondence list. There were no comments regarding mentioned.

Motion was made by Councilwoman Amitai & seconded by Dr. Barad to approve minutes of 01-03-19. All present were in favor of approval; Ms. Ferullo spoke of one correction regarding spelling of name. Motion was made by Dr. Barad & seconded by Mr. DiDio to approve minutes of 01-31-19. All present were in favor of approval.

Open Meeting to the Public: No comments at this time.

Item # 1

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

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

Mr. Macri introduced himself, & stated that he was attending of behalf of Mr. Sokolich. Mr. Muller of Hubschman Engineering spoke of soil movement application & commented on Mr. DeNicola's review letter. Mr. DeNicola commented on same. Mr. Muller stated that all items will be complied with. Mr. DeNicola continued to discuss items including number of trees to be removed. Ms. Mitchell stated that the tree removal application should be revised. Mr. DeNicola spoke of the proposed wall located on the north side of the building. Mr. Muller commented on same stating that detail will be revised. Mr. DeNicola asked about easement line. Mr. Muller responded. Mr. DeNicola spoke of the sign location. Mr. Muller responded speaking of the ZBA application. Councilwoman Amitai asked for further clarification regarding height of wall. Mr. DeNicola responded. Councilwoman Amitai asked about prior approvals. Mr. Muller responded speaking of ZBA approval. Ms. Mitchell commented on same. Councilwoman Amitai also asked about installation of security cameras. Mr. Muller stated that he would find out. Councilwoman Amitai commented on the installation of synthetic turf. Mr. Muller commented on same stating that this was addressed at the ZBA hearing; and that the ZBA Chairman prefers turf over grass. Mr. DeNicola asked about infill regarding turf. Mr. Muller responded. The Board continued to discuss. Councilwoman Amitai asked for further clarification regarding landscaping suggested by the ZBA. Mr. Muller responded. The PB recommended that foam pad be installed. Dr. Barad asked for clarification regarding soil import/distribution. Mr. DeNicola & Mr. Muller responded. Mr. DeNicola spoke of DEP approval. Dr. Barad mentioned a typo on the Planning Board application. (# 6- both yes & no or checked off). Mr. Muller responded stating that correction will be made. Councilwoman Amitai spoke of general notes # 16. Mr. Muller stated that will also be amended. Mr. DiDio asked about parking spaces. Mr. DeNicola stated that parking spaces are not relevant to a soil movement application; and that this may have been addressed during site plan review at the ZBA. Ms. Ferullo spoke of tree removal. Mr. DeNicola spoke of revised plans & requested that a response letter also be submitted. Councilwoman Amitai spoke of school traffic. Ms. Ferullo asked for clarification regarding use of facility. Ms. Mitchell stated that a lot of these questions are probably addressed in the ZBA resolution. Mr. Pialtos reminded the Board to keep the questions in line with soil movement. Mr. DiDio asked about the parking lot entrance/exit. Mr. Muller responded stating he would look into that. Councilwoman Amitai spoke of ADA requirements. Mr. DeNicola stated that applicant complies with mentioned. Motion was made by Councilwoman Amitai & seconded by Dr. Barad to deem application complete. All present were in favor. Ms. Mitchell reminded applicant of deadline & meeting dates.

2-Liaison's Report- Councilwoman spoke of COAH in regards to Village School. She stated that plans haven't been seen as of now. The Board discussed mentioned.

3- Old Business:

Ms. Mitchell reminded the Board that item regarding change to tree removal ordinance has been a pending item for a while now. Dr. Barad responded, stating that Mr. Rogan has informed him that he is putting together a draft proposal.

Councilwoman Amitai spoke of the upcoming PTO party/fundraiser Ms. Ferullo commented on same. Councilwoman Amitai also spoke of the upcoming High School play. (Mama Mia).

4-New Business:

No Comments

Motion was made by Dr. Barad & seconded by Councilwoman Amitai to adjourn meeting.
Meeting was adjourned at 9:22PM.