

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session & Special Meeting
Wednesday,
October 2nd, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session & Special Meeting
October 2nd, 2019

Dr. Maddaloni, Chair called the Work Session /Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, October 2nd, 2019 in the Council Chambers of the Borough Hall to order at 8:04PM. 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)
Mr. Pialtos- (Vice-Chair) 9:15PM
Mayor Glidden
Councilwoman Amitai
Ms. Heymann
Dr. Barad
Ms. Brewster
Mr. DiDio
Ms. Batool
Ms. Ferullo- (Alt # 2) - 8:18PM
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:

Dr. Maddaloni read correspondence list. Dr. Barad spoke of the correspondence regarding 273 Closter Dock Road & spoke of current work being done. Mr. DeNicola & Mayor Glidden commented on same. Mayor Glidden expressed his concerns.

Motion was made by Ms. Heymann & seconded by Dr. Barad to approve minutes of July 25th. All present were in favor of approval with the exception of Mr. DiDio who abstained. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve minutes of September 4th. All present were in favor of approval with the exception of Mr. DiDio who abstained.

Open meeting to the Public:

Mr. Elling of Norwood N.J. stated he was representing his brother who resides at 312 Harrington Avenue, Closter. Mr. Elling spoke of the proposed change to the existing fence ordinance & asked if this would be discussed as part of the Master Plan item this evening. Ms. Heymann responded stating that she understand Mr. Elling's concern; however this item was not discussed as part of the Master Plan preparation. Councilwoman Amitai commented on same. Ms. Mitchell spoke of the current code in regards to no requirement for fence permits for commercial spaces. Mr. King stated that there is a recommendation addressing that in the Reexamination report.

Ms. Sausa, Business owner of 200 Closter Dock Road/273 Closter Dock Road asked for clarification regarding the special improvement district mentioned in Master Plan. Mr. King stated that the Master Plan will be addressed later in the meeting as part of the special meeting.

Item #1

Block 606, Lot 33
110 Pine Street
Application # P-2019-13

Applicant: Cereste
Attorney: N/A

Mr. Frenzel spoke of Mr. DeNicola's Review letter & stated that he & the applicants take no exception to the comments mentioned. Mr. DeNicola spoke of large trees to be removed on site. Mr. Celeste spoke of correspondence submitted from their professional regarding these trees. Mr. King spoke of a correction to be made on tree report submitted by Mr. Fuchs. The Board continued to discuss tree removal. Councilwoman Amitai spoke of curbs & sidewalks & also spoke of impervious coverage. Motion was made by Mayor Glidden & seconded by Dr. Barad to deem application complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell confirmed deadline/meeting dates.

Item #2

Block 2104, Lot 7
156 Hickory Lane
Application # P-2019-14

Applicant: Samaan
Attorney: N/A

Mr. Egarian spoke of Mr. DeNicola's review letter. Mr. DeNicola commented on same speaking specifically of soil testing. Ms. Mitchell asked for clarification regarding amount of trees to be removed on site. Mr. Samaan responded. Councilwoman Amitai spoke of the size of proposed driveway. Ms. Heymann spoke of the curb installation as it relates to "matching city standards". Mr. DeNicola commented on same. Ms. Samaan spoke of sidewalks, stating that he would like to request a sidewalk installation waiver from the Council. The Board discussed same. Mr. DeNicola spoke of a storm pipe uncovered on site which will need to be patched. (The DPW will be repairing that). The Board spoke again of proposed curbs/sidewalks (and Belgian block). Motion was made by Mayor Glidden & seconded by Dr. Barad to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed deadline/meeting dates & also spoke of additional escrow due.

Liaisons' Reports

No comments at this time.

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

This item is currently in the hands of the Mayor & Council.

Follow-Up: Tree Removal Ordinance:

Dr. Barad stated that this is still under review with the ordinance committee.

Work Session portion of meeting ended at 8:48; at which time the Special portion of the meeting commenced.

SPECIAL MEETING PORTION

Hearing regarding consideration of the approval/adoption of the 2019 Master Plan Re-Examination Report:

Mr. King asked for notice confirmation. Ms. Mitchell & Ms. Reiter confirmed that legal noticing was done. Ms. Reiter (Borough Planner) spoke of her professional background & proceeded to speak of purpose of Master Plan Reexamination & also spoke of the subcommittee meetings that took place. Ms. Reiter then spoke of the contents of the Reexamination Report submitted. Ms. M. Sausa, Business owner in Closter asked about senior housing. Ms. Reiter responded speaking of what percentage of senior housing is allowed towards credits for affordable housing. Mr. Kwon of 62 Collins (Also a business owner of Closter) spoke of correspondence which he previously submitted regarding zone changes. He stated he believed it was important to revise the current ordinance regarding the industrial zone. Ms. Reiter spoke of same mentioning page 29 of the report. Mr. Kwon continued to speak of the zones & the need to consider changes. Ms. A. Sausa, Business owner in Closter concurred with Mr. Kwon. Overlay zones were spoken of. Ms. M. Sausa spoke of the industrial zone conditional uses. Ms. Reiter continued to discuss the contents of the report. Ms. Kwon (of 62 Collins) also spoke of the importance of the change of zones/uses. The Board responded to Ms. Kwon's comments. Mr. Kwon again expressed the need for zone changes in the business & industrial areas. Ms. Reiter reminded everyone that the Planning Board does not adopt any ordinance changes. Dr. Maddaloni stated that he understood Mr. Kwon's concerns and that the Board should consider the possibility of change. Mr. Pialtos concurred. Ms. Brewster spoke of the section in report addressing this possible change request. Ms. Reiter commented on same. Mr. Bianco (Zoning Board Chairman) thanked the Master Plan Subcommittee & Ms. Reiter for working on this. Mr. Bianco spoke of treating this report as a working document. Dr. Maddaloni commented on same. Mr. Bianco suggested adding the word zone to permitted uses. Informal vote was taken pertaining to adding wording regarding looking at zone boundaries. All present agreed with the exception of Dr. Barad. Ms. Reiter continued to speak of contents of the report. Ms. Reiter added a table to the report; (tax assessor data breakdown) which she distributed to the Board. Ms. Reiter spoke of the exempt properties. The Board also spoke of vacant lots. Ms. M. Sausa spoke of the parking ordinance also commenting on the Closter Plaza parking. Mr. DeNicola commented on same. Ms. Sausa also spoke of traffic & Phase II of the Eden's project. Mr. DeNicola stated that a traffic study was conducted as part of the Closter Plaza application. Ms. Heymann spoke of page 29, item # 2 suggesting emphasizing the potential of the list of permitted uses. Mr. King spoke of proposed language. Motion was made by Councilwoman Amitai & seconded by Mr. DiDio to approve/adopt Reexamination report. All present were in favor of adoption.

Motion was made by Ms. Heymann & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 10:01PM.