

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Work Session & Special Meeting**  
Thursday,  
October 31st, 2019  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
October 31st, 2019

Dr. Maddaloni, Chair called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, October 31<sup>st</sup>, 2019 in the Council Chambers of the Borough Hall to order at 8:00PM. 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)  
Councilwoman Amitai  
Ms. Heymann  
Dr. Barad  
Ms. Brewster  
Mr. DiDio- 8:11PM  
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:

Mayor Glidden  
Ms. Batool  
Ms. Ferullo- (Alt # 2)

Dr. Maddaloni read correspondence list. Ms. Mitchell spoke of ordinance received from Borough Clerk.

Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to cancel the November 6<sup>th</sup> Work Session Meeting.

Item #1

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

Applicant: Cereste  
Attorney: N/A

Mr. King swore in Mr. Frenzel of 30 Madison Avenue, Paramus, NJ. Mr. Frenzel spoke of revised site plan submitted. He also spoke of tree removal on site. Dr. Maddaloni also commented on trees. Mr. DeNicola spoke of runoff. Dr. Barad spoke of the 48' tree canopy. The Board and the applicant continued to speak of tree removal/planting. Ms. Brewster asked for clarification regarding application before the ZBA. Mr. Cereste responded stating that the ZBA denied the application. There were no comments/questions from the public regarding this application.

The Board continued to discuss best solution regarding tree replacement. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve application. All present were in favor of approval with the exception of Mr. DiDio who abstained.

Item #2

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

Applicant: Samaan  
Attorney: N/A

Mr. King swore in Mr. Egarian of 271 Rte. 46, Fairfield, NJ. Mr. Egarian spoke of soil movement application & plans submitted. Mr. DeNicola spoke of revised plans required & also spoke of tree removal/mitigation. The Board discussed the height of structure. Mr. Egarian continued to speak of application. Councilwoman Amitai spoke of sidewalks. Mr. Samaan also commented on same. The Board continued to discuss. Ms. Brewster expressed her safety concerns in regards to snow pile-up. Dr. Maddaloni read report submitted by the Environmental Commission. Tree mitigation was discussed. Recommendation was made to plant at least 6 trees. Mr. DeNicola asked about fence near retaining wall. Mr. Samaan responded. Mr. DiDio spoke of coverage as it relates to apron around pool. Mr. DeNicola spoke of installation of ADA curb ramp. There were no comments/questions from the public regarding this application. Motion was made by Councilwoman Amitai & seconded by Mr. DiDio to approve application with mentioned stipulations. All present were in favor of approval.

Formal Vote Re:

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

Motion was made by Mr. DiDio & seconded by Mr. Paltos to approve the recommendation for the mentioned ordinance revision. All present were in favor of approval.

Mr. King spoke of the 3 amendments made to the Master Plan Reexamination Report. The Board discussed mentioned. Motion was made by Ms. Heymann & seconded by Ms. Brewster to accept the 2019 Master Plan Report (Approve resolution). All present were in favor of approval.

Motion was made by Ms. Heymann & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:20PM.