

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
September 4th, 2019
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chair called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, September 4th, 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)
Mayor Glidden
Councilwoman Amitai
Ms. Heymann
Dr. Barad
Ms. Brewster
Ms. Batool
Ms. Ferullo- (Alt # 2) - 8:07PM
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:

Mr. DiDio

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

Motion was made by Ms. Heymann & seconded by Dr. Barad to approve minutes of May 30th. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to approve minutes of June 5th. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of June 27th. All present were in favor of approval with the exception of Dr. Maddaloni & Mr. Pialtos who abstained.

Open meeting to the Public:

Ms. Kwon of 62 Collins Avenue spoke of the proposed Master Plan.

Liaisons' Reports

Ms. Heymann spoke on behalf of the Historic Commission regarding the future proposed designation of 681 Closter Dock Road. The Board spoke of the size of the property.

Mayor Glidden spoke of a recent Englewood Cliffs ruling regarding affordable housing after not complying with the affordable house act & the seriousness of the consequences. Mayor Glidden also spoke of the importance of what Closter did in order to comply. Ms. Reiter & Ms. Hey-

mann commented on same. Ms. Brewster spoke of Closter's COAH units. Mayor Glidden commented on same.

Councilwoman Amitai stated that the Labor Day festivities have been rescheduled for this coming weekend.

Councilwoman Amitai spoke of the 3rd Street commuter parking area. She also spoke of fences in the commercial/business zones; stating that the Council would like to know what the other towns' ordinances are regarding this prior to making changes to the current ordinance. The Board discussed mentioned also speaking of the industrial zone.

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

Request has been made by Borough Attorney for the PB to give feedback by way of written report within 35 days of receipt of his correspondence (received on August 16th, 2019):
Mr. King suggested that the Board permit him to prepare a letter for the Mayor & Council regarding this item; however mentioned cannot be formally voted on due to this meeting being a Work Session meeting. Ms. Reiter commented this proposed ordinance.

Informal Discussion of Draft Reexamination Report:

Ms. Reiter spoke of draft report; also speaking of the process & the goal being a hearing to be held at the next meeting. Mr. DeNicola spoke of the swim club property remediation. Councilwoman Amitai spoke of property maintenance. Mr. Pialtos commented on same. Ms. Reiter spoke of the Master Plan Subcommittee meetings & continued to speak of the draft report submitted. Dr. Maddaloni spoke of the Borough code regarding parking of commercial vehicles. Ms. Reiter commented on same; & then continued to speak of report. The Board also discussed mentioned. After further discussion regarding specific items of Master Plan report; Ms. Reiter requested that the Board notify her no later than Monday, September 16th regarding any/all suggested revisions. Decision was made to hold a special meeting following the scheduled Work Session meeting on Wednesday, October 2nd. Ms. Mitchell spoke of legal noticing. Motion was made by Ms. Heymann & seconded by Dr. Barad to have a special meeting on October 2nd for purpose of Master Plan Reexamination hearing. All present were in favor of special meeting.

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 9:32PM.