

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
February 27th, 2020
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, February 27th, 2020 in the Council Chambers of the Borough Hall to order at 8:03 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.

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:

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Paltos (Vice-Chair) - 8:26PM
Ms. Heymann- 8:08PM
Dr. Barad- 8:05PM
Ms. Brewster
Ms. Batool
Mr. DiDio
Ms. Ferullo-(Alt#1)
Mr. Wong- (Alt # 2)
Ms. Mocco- 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:

Mr. King- Board Attorney

Dr. Maddaloni read correspondence list. There were no comments regarding mentioned.

Ms. Mitchell spoke of slight revision needed (as discussed by applicant & Mr. King) in regards to the resolution for 30 Bergenline which was previously approved/memorialized. She stated that since Mr. King was not present, this matter would be addressed at the next meeting. (March 4th).

Item # 1

Block 1501, Lot 24
5 Reuten Drive
Application # P-2020-01

Applicant: Nippon Express, USA, Inc.
Attorney: David Watkins, Esq.

Mr. Watkins spoke of proposed site plan/soil movement application & commented on Mr. DeNicola's review letter. Mr. Watkins stated that there are no waivers or variances needed.

Mr. Watkins spoke of background of site & nature of business of Nippon Express. Ms. Mocco swore in Mr. Job of 108 Hudson Street, Hackensack, NJ. Mr. Job stated that he is a professional engineer, land surveyor & planner. Mr. Job spoke of plans submitted. He spoke of the office/warehouse use. He also commented on parking. Mr. Job proceeded to speak of Mr. DeNicola's review letter. Mr. DeNicola stated there would be a parking waiver required. Mr. Job addressed Mr. DeNicola's concerns regarding drainage & also addressed site lighting. Mr. Job stated that items of Mr. DeNicola's review letter will be complied with. Mr. DeNicola spoke of tree on the North-East corner & expressed concerns of tree survival. Dr. Barad asked for clarification. Mr. DeNicola responded. Mr. Job spoke of Major Soil Movement portion of this application. Ms. Mitchell spoke of tree removal application & stated that mentioned needs to be amended. Mr. DeNicola asked about tree mitigation. Mr. Job responded speaking of monetary mitigation. Mayor Glidden asked for clarification regarding the doubling increase in number of parking spaces. Mr. Watkins responded stating that business is increasing. The Board discussed sidewalk in regards in safety issues. Mr. Watkins commented on same stating that he wasn't planning on applicant installing mentioned sidewalk. Mr. Job commented on same. Ms. Ferullo asked for clarification regarding types of vehicles. Mr. Job responded. Dr. Maddaloni asked for further clarification regarding parking lot & increase of people & vehicles as pertaining to previously spoken of sidewalk installation. Mr. Watkins responded. Mr. DeNicola commented on same, speaking on the increase of impervious area if sidewalk is installed. Councilwoman Amitai asked about proposed lighting. Mr. Job responded. Dr. Maddaloni also commented on the importance of lighting; especially if sidewalk is not installed. Mr. DeNicola asked about lighting on easterly property line. Mr. Job responded. The Board briefly spoke of trees again. Councilwoman Amitai asked about amount of parking spaces. Mr. Job responded stated there would be 77 spaces or so. Councilwoman Amitai asked about curb ramp. Mr. Job responded. Councilwoman Amitai spoke of the STC's comments regarding trees. Mr. Job commented on same. Ms. Heymann spoke of existing parking on site & asked for clarification regarding need to increase parking spaces. Mr. Watkins responded speaking of increase of business & that applicant wants increase of parking. Ms. Mocco suggested that Mr. Watkins give a more direct answer. Mr. Watkins responded. Ms. Brewster spoke of the existing trucks on site in regards to parking & stated that she understood the need for truck parking. Dr. Barad asked for further clarification regarding car/truck parking. Mr. Watkins responded. Mr. DeNicola spoke of different size trucks pertaining to parking spaces. Mr. Job commented on same. Mr. DiDio stated he had no issues with application as long as Mr. DeNicola's comments are complied with. Ms. Ferullo commented on the lighting. There were no questions/comments from the public regarding this application at this time. Councilwoman Amitai asked about the parking space dimensions. Mr. Job responded. Motion was made by Mr. DiDio & seconded by Dr. Barad to approve application with the mentioned stipulations. All present with the exception of Ms. Ferullo & Mr. Wong (who did not need to vote) were in favor of approval. (Revision plans would be required). Mr. DeNicola stated that the maximum (light) pole height will be 25 feet maximum as per code.

Motion was made by Mr. DiDio & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 9:10PM.