

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
February 5th, 2020
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, February 5th, 2020 in the Council Chambers of the Borough Hall to order at 8:01 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.

Mr. King swore in Councilwoman Amitai (to continue to serve on the Board) & Mr. Wong (new board member). Mr. Wong spoke briefly of himself

The following Planning Board members and professional persons were present at the meeting:

Councilwoman Amitai

Dr. Maddaloni-(Chair)

Mr. Pialtos (Vice-Chair)

Ms. Heymann

Dr. Barad

Ms. Brewster

Ms. Batool

Ms. Ferullo-(Alt#1)-8:07 PM.

Mr. Wong- (Alt # 2)

Mr. King- Board Attorney

Mr. DeNicola-, Boswell Engineering

Rose Mitchell, Planning Board Coordinator

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

Mayor Glidden

Mr. DiDio

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

Motion was made by Dr. Barad & seconded by Ms. Heymann to approve minutes of 01/08/20. All present were in favor of approval with the exception of Councilwoman Amitai who abstained & Mr. Wong who wasn't qualified to vote.

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

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 application & commented on Mr. DeNicola's review letter. Mr. DeNicola commented on same. Mr. Watkins spoke of parking waiver & lighting. Mr. King spoke of the parking lot currently being non-compliant with ordinance & that the proposed lot would bring them closer to compliance. Mr. Watkins commented on same. Councilwoman Amitai asked about the floodplain. Mr. DeNicola responded stating that the applicant is applying for a permit by rule (#8). Ms. Brewster asked Mr. DeNicola for clarification regarding sidewalk/vehicle overhang. Mr. DeNicola responded. Ms. Heymann spoke of the points mentioned in Mr. DeNicola's review letter. Ms. Mitchell stated that a tree removal application would need to be submitted along with a site plan. Ms. Ferullo spoke of tree mitigation. Mr. Watkins responded stating that the ordinance would be complied with. Motion was made by Ms. Heymann and seconded by Dr. Barad to deem application complete. All present were in favor of completeness. Ms. Mitchell spoke of deadline/meeting dates.

2-Resolution Approval: Block 302, Lot 32 known as 30 Bergenline Avenue:

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve/memorialize resolution. All present were in favor of approval with the exception of Councilwoman Amitai and Mr. Wong who were not qualified to vote.

3-Liaison's Report: Councilwoman Amati spoke of a recent ordinance subcommittee meeting referring to the tree ordinance.

4- Old Business:

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal:

Dr. Barad spoke of a meeting that took place in January & highlighter items regarding tree removal ordinance. The Board continued to discuss; speaking of penalties/fines when trees are removed without permits. The Board continued to speak of ordinance & proposed changes. Further discussion included new owner/previous owner responsibility & also spoke of the tree company's responsibility. Dr. Barad continued to highlight points. Ms. Mitchell distributed a copy of the current tree removal application. The Board discussed such items such as engineer/board involvement, notification to neighbors. Suggestion was made to only notice abutting properties. The Board also discussed the tree removal permit fee schedule. Suggestion was made to revise tree permit fees of 21-50 trees (from \$500-\$1,000) and 51+ trees (from \$1,000-\$2,000). Protection of existing trees was spoken of. Follow-up regarding tree ordinance will take place at the next Work Session.

Councilwoman spoke of the zoning map as pertaining to the Industrial zone. Mr. DeNicola spoke of same. Ms. Heymann spoke of an upcoming subcommittee meeting regarding zoning.

Ms. Brewster stated that the trees at 334 Durie Avenue are in good condition. (She had previously expressed her concerns regarding mentioned)

5-New Business:

Mr. King introduced his partner, Ms. Mocco who will be filling in for him at some of the Planning Board meetings.

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