

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Reorganization, Special & Work Session Meeting
Wednesday,
January 8th, 2020
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Reorganization/ Special/Work Session Meeting
Wednesday,
January 8th, 2020**

Dr. Maddaloni, Chairman called the Reorganization/ Special/Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, January 8th, 2020 in the Council Chambers of the Borough Hall to order at 8:05 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 Dr. Maddaloni, Mr. Paltos, Ms. Heymann, & Ms. Furello. (All continuing to serve on the Board)

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

Mayor Glidden

Dr. Maddaloni-(Chair)

Mr. Paltos (Vice-Chair)

Ms. Heymann

Dr. Barad

Ms. Brewster

Mr. DiDio

Ms. Batool

Ms. Ferullo-(Alt#1)

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:
Councilwoman Amitai

Dr. Maddaloni read correspondence list. Ms. Mitchell stated that correspondence from Mr. Delvin will be discussed later in the meeting under old business. Ms. Mitchell also stated a correspondence was received from attorney for applicant of 273 Closter Dock Road to request withdrawal of mentioned application. (& also stated that their legal/engineering escrows were paid up to date)

Motion was made by Dr. Barad & seconded by Ms. Heymann to approve minutes of 12/04/19. All present were in favor of approval.

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

Dr. Maddaloni announced that there were no items on for the January 30th meeting. Motion was made by Ms. Heymann & seconded by Mayor Glidden to cancel mentioned meeting. All present were in favor of cancellation.

REORGANIZATION PORTION

Mr. Paltos took over chairing at this point (for purpose of requesting nomination for Chairman). Motion was made by Dr. Barad & seconded by Mayor Glidden to nominate Dr. Maddaloni as Board Chair. All present were in favor with the exception of Dr. Maddaloni who was recused from this vote.

At this point, Dr. Maddaloni took over chairing the meeting & also thanked the Board for re-nominating him. Motion was made by Mayor Glidden & seconded by Dr. Barad to nominate Mr. Paltos as Board Vice-Chair. All present were in favor with the exception of Mr. Paltos who was recused from this vote. Mr. Paltos thanked the Board.

Motion was made by Ms. Heymann & seconded by Mr. Paltos to nominate Ms. Mitchell as Board Secretary/Coordinator. All present were in favor. Ms. Mitchell thanked the Board.

Motion was made by Mayor Glidden & seconded by Mr. Paltos to nominate Mr. King of the law firm of Decotis, Fitzpatrick, Cole & Giblin, LLP as Board Attorney. All present were in favor. Mr. King thanked the Board.

Motion was made by Mr. DiDio & seconded by Mr. Paltos to nominate Boswell Engineering (in the person of Mr. DeNicola) as Board Engineer. All present were in favor. Mr. DeNicola thanked the Board.

Ms. Mitchell spoke of PB fee schedule, mentioning the recent changes. Suggestion was made that the ordinance subcommittee discuss potential changes/updates to application fees. Motion was made by Dr. Barad and seconded by Mr. DiDio to adopt 2020 Fee Schedule. All present were in favor of adoption with the agreement that it would be further discussed by the subcommittee.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to designate the Bergen Record (North Jersey Media) & the Star Ledger for Board legal noticing purposes for the 2020 calendar year. All present were in favor. Mr. King stated that the Bergen Record should be the main newspaper to be designated with the Star Ledger as the second newspaper. Motion was amended accordingly.

Dr. Maddaloni spoke of Board Subcommittees. Ms. Mitchell spoke of same. Upon discussion by the Board, It was decided that the Ordinance Subcommittee & the Planning-Zoning Review Subcommittee would remain combined & would consist of Dr. Maddaloni, Ms. Heymann, Councilwoman Amitai & Dr. Barad; with Ms. Brewster & Ms. Batool serving as alternates. Both Board engineer and attorney will serve as advisories;

The COAH subcommittee will consist of Ms. Heymann, Ms. Batool, Ms. Ferullo & Councilwoman Amitai;

The Master Plan Sub-committee will consist of Mr. Paltos, Ms. Heymann, Ms. Brewster & Councilwoman Amitai; (with Dr. Barad & Dr. Maddaloni serving as alternate members).

Dr. Maddaloni took the time to thank the Board for reappointing him as Chairman & he also thanked each individual member for everything they do for the Board. He also thanked Ms. Mitchell for all her work & coordination.

Special Meeting Portion

Item # 1

Block 2011, Lot 3
60 Anderson Avenue
Application # P-2019-15

Applicant: Gomes
Attorney: N/A

Mr. King swore in Mr. Egerian (professional engineer) of Fairfield, NJ. Mr. Gomes spoke of purpose of soil movement application. Mr. Egerian commented on Mr. DeNicola's review letter. Mr. DeNicola commented on same. Ms. Mitchell spoke of date of latest revised plan. Mr. Gomes commented on same. Mr. DeNicola spoke of the DEP issue & stated that approval would be conditional since DEP approval is required. Ms. Ferullo asked about water damage. Mr. Gomes responded. Ms. Ferullo also spoke of tree removal. Mr. Gomes commented on same. Mr. Egerian continued to speak of Mr. DeNicola's review letter. Mr. DeNicola confirmed that revised plans would be needed. Ms. Mitchell stated that she would need 4 copies. Mr. Egerian continued to discuss application. Mr. DeNicola spoke of curb/sidewalk installation. Mr. Gomes spoke of proposed retaining wall. Mr. DeNicola clarified items to be included on revision plans. Mr. DiDio spoke of the impervious coverage being maxed out & asked about landing shown on plans. Mr. Gomes responded. Ms. Brewster asked about the proposed driveway as it relates to the property line. Mr. DeNicola responded. Mr. Foreman of 118 Venus Drive asked about the height of structure. Mr. Gomes responded. Mr. DiDio spoke of the nearby stream & the bridge, asking who is responsible for the maintenance of the bridge. Mr. DeNicola responded stating that mentioned is the responsibility of the Borough of Alpine. Mr. Foreman asked about the DEP approval. Mr. DeNicola reiterated that approval would be required. Mr. Blecher of 110 Venus Drive expressed his concerns regarding flooding issues in his backyard. Mr. DeNicola & Mr. Gomes commented on mentioned concerns. Ms. Mitchell spoke of the construction official's approval for demolition only. Mr. DeNicola continued to speak of Mr. Blecher's concerns. Mr. Gomes spoke of seepage pits. Mr. Egerian spoke of water runoff reduction. Dr. Maddaloni stated he believed the applicant has met the criteria regarding water runoff basins. Mr. Foreman of 118 Venus Drive spoke of the underground aquafer. Dr. Barad asked if anything can be done to track the aquafer. Mr. DeNicola responded stating that there is no reasonable way to do this. Motion was made by Mayor Glidden & seconded by Ms. Heymann to approve application with the mentioned stipulations including DEP approval. All present were in favor of approval. The applicant was reminded that revised plans are required.

Item # 2

Block 2302, Lot 21
86 MacArthur Avenue
Application # P-2019-16

Applicant: Shemtov
Attorney: N/A

Mr. King swore in Mr. Scrabble (professional engineer) of Mahwah, NJ. Mr. DeNicola spoke of items in his review letter, speaking of what details would need to be shown on revised plans. Mr. Scrabble commented on same. Ms. Mitchell asked for clarification regarding tree removal. Mr. Shemtov responded. Mr. DeNicola stated that 12 trees show on site plan. (Those are more than 6 inches in diameter). Ms. Ferullo asked about the tree near the curb. Mr. Shemtov responded. Ms. Ferullo asked about replacement trees. Mr. Scrabble also spoke of trees. Mr. DeNicola suggested that a street tree be planted. Ms. Ferullo expressed her concerns in general regarding clear cutting. Ms. Ferullo requested that the hole in the front corner of the property be better protected. Ms. Schietinger of 80 MacArthur Avenue asked for clarification regarding purpose of soil being removed & asked how this would change the level of the property. Mr. DeNicola responded. Ms. Schietinger spoke of her concerns regarding water runoff in driveway freezing over; stating

that this happened to driveway at applicant's property. Mr. Scrabble & Mr. DeNicola responded to Ms. Schietinger's concerns. She also expressed her concerns about the hole in front of site. Motion was made by Mr. DiDio & seconded by Ms. Heymann to approve application with mentioned conditions. All present were in favor of approval.

Item # 3

Block 302, Lot 32
30 Bergenline Avenue
Application # P-2019-17

Applicant: Chun
Attorney: N/A

Mr. Chun spoke of the reason for the proposal of a 6-ft fence on his property. The Board spoke of the possibility of a fence with lattice on top which was discussed at the work session meeting. Mr. Chun responded stating that wouldn't be his first choice. Ms. Brewster spoke of the existing shrubbery around the right side of the house; & questioned the need for a 6-ft fence. Mr. Chun responded. Ms. Ferullo spoke of placement of the fence. Mr. DeNicola clarified requirement re-placement/setbacks. The Board made additional suggestions regarding setback of fence for the purpose of safety. Ms. Brewster spoke of neighboring fences. Mr. DiDio suggested shrubbery on the street side. Motion was made by Ms. Heymann & seconded by Dr. Barad to approve application with mentioned conditions. Mr. King asked for clarification on how specific the Board wants to be regarding landscaping. The Board discussed. All present were in favor of approval.

Work Session Portion

1-Liaison's Report- No comments at this time.

2- Old Business:

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal:

Ms. Mitchell read Councilman Devlin's correspondence/request for feedback from the Board. Upon discussion, decision was made that the tree subcommittee to meet & discuss further prior to responding to Councilman Devlin. (Committee will consist of Dr. Barad, Councilwoman Amitai, Dr. Maddaloni, Ms. Heymann, Mr. DeNicola, & Mr. Fuchs).

Mr. King spoke of Mr. Kwon's property (11 Homans Avenue) & his request for a zoning change. Mayor Glidden stated based on the circumstances, he believed that Mr. Kwon's request is not unreasonable. Ms. Heymann & Mr. King spoke of previous discussion regarding this item at time of Master Plan Reexamination. Mr. King spoke of the concern of spot zoning. It was stated that the Board should make a recommendation to the Mayor & Council to revise ordinance; upon the Ordinance subcommittee meeting.

Mr. King stated that he would follow up with an e-mail to Mr. Kwon.

3-New Business:

No Comments

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 10:27PM.