

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
June 25th, 2020
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
June 25th, 2020

Dr. Maddaloni, Chairman called the **Zoom Virtual** Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on June 25th, 2020 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:

Councilwoman Amitai
Dr. Maddaloni-(Chair)
Ms. Heymann
Dr. Barad
Ms. Brewster
Mr. DiDio
Ms. Batool
Ms. Ferullo-(Alt#1)
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. Paltos-(Vice-Chair)

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

Item # 1

Block 2202, Lot 5
26 Church Court
Application # P-2020-04

Applicant: Charles Asfarjani
Attorney: N/A

Mr. King swore in Mr. Hubschman (Applicant's Engineer) of Hubschman Engineering, in Bergenfield, NJ. Mr. DiDio recused himself from this application. Mr. Hubschman spoke of revised application dated 6/10/20. The Board spoke of tree removal. Mr. Hubschman was informed that he needs to consult with Mr. Fuchs (Borough's certified tree expert). Councilwoman Amitai spoke of major runoff issues in regards to tree removal. She also spoke of curbs & sidewalks and underground electric. Dr. Barad spoke of berm & drainage. The Board discussed seepage pit locations & amount of seepage pits that would be installed. Ms. Heymann spoke of the need for a 3rd seepage pit. Mr. Hubschman responded to comments made by Board members

Dr. Maddaloni stated that mentioned items should be worked out between Mr. Hubschman, Mr. Fuchs, & Mr. DeNicola. Mr. DeNicola spoke of pitch of driveway in regards to inlets. Ms. Heymann continued to express concerns regarding lifespan of seepage pits & the upkeep of them. Mr. Hubschman responded. Mr. DeNicola commented on same. Ms. Batool asked for further clarification regarding drainage. Mr. Hubschman responded, also stating that he would suggest that the applicant installed a third pit. Ms. Ferullo also spoke of drainage issues & stated that she would prefer a direct answer regarding additional pit installation prior to approving application. Mr. Hubschman stated that the third pit will be installed. Dr. Maddaloni opened to the public in regards to this application. Mr. DiDio of 136 Alpine Avenue (spoke as a member of the public) spoke of the water drainage issues that have occurred in the past. He also spoke of Mr. & Mrs. Rayder's property (130 Alpine Avenue). Mr. DiDio spoke of installing seepage pit at right rear of the property & also spoke of the pitch of the driveway. Mr. DiDio also spoke of trees. Mr. DeNicola spoke of added curb, stating that mentioned would need to be added into impervious coverage. Councilwoman Amitai asked for clarification regarding location of third seepage pit. Mr. Hubschman responded. Mr. DiDio commented on the reduction of impervious coverage. Mr. Hubschman responded. Motion was made by Ms. Heymann & seconded by Ms. Brewster to conditional approve application with mentioned stipulations. (Mr. Hubschman was made aware that revision plans are required prior to final sign off of Major Soil Movement approval.) All present were in favor of conditional approval with the exception of Councilwoman Amitai who voted against approval. (Mr. DiDio was recused.)

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 10:34PM.