

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
May 28th, 2020
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
May 28th, 2020

Dr. Maddaloni, Chairman called the **Zoom Virtual** Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on May 28th, 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:

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Pialtos (Vice-Chair)
Ms. Heymann
Dr. Barad
Ms. Brewster
Mr. DiDio
Ms. Batool
Ms. Ferullo-(Alt#1)-8:25
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:

Dr. Maddaloni read correspondence list.

The Board spoke of the passing of David Watkins, Esq. Mayor Glidden stated that Mr. Watkins cared about the community. Ms. Heymann concurred stating that he really did love Closter. Councilwoman Amitai spoke of buildings in town that Mr. Watkins owned & that his legacy will live on. The Board concurred that he will be missed.

Item # 1

Block 2102, Lot 24
14 Venus Drive
Application # P-2020-02

Applicant: Omer
Attorney: N/A

Mr. King swore in Mr. Lantelme of 101 West Street, Hillsdale, NJ. Mr. Lantelme spoke of revised plan submitted for Major Soil Movement application. He spoke of the stream & the flood hazard verification & stated that he doesn't foresee any issues regarding DEP approval. He

also spoke of existing retaining wall & in-ground pool (which will remain). Mr. DeNicola spoke of his review letter of February 27th. Mr. DeNicola & Mr. Lantelme discussed mentioned items. Mr. Lantelme stated that retaining wall will remain. Mr. DiDio asked for clarification regarding wall calculations as it pertains to impervious coverage. Mr. DeNicola responded speaking on a ball park calculation. Mr. Lantelme commented on same. (It was determined that wall would be over the coverage allowed.). Mr. Lantelme stated that the patio would be reduced. The Board discussed ways to reduce impervious coverage. (Since the retaining wall wasn't originally included in calculations) Mr. Omir, Homeowner of 14 Venus Drive also spoke of impervious coverage, stating that he wasn't sure what else to reduce on site. Council-woman Amitai asked about underground electric. Mr. Omir responded stating that it is part of the plan to include underground electric. Councilwoman Amitai asked about fence in back of the property. Mr. Lantelme responded. Mr. DeNicola also commented on same. Dr. Barad spoke of his concerns regarding approval without having correct impervious coverage clarification. Mr. Pialtos agreed. Mr. DeNicola suggested removal of shed to help with reduction. (This would not rectify the complete amount of coverage). Suggestion was to remove shed & reduce the patio. Mr. Omer stated that he would reduce impervious coverage by reducing size of patio. (He did not agree on removal of shed). Mr. Lantelme continued to speak of items on Mr. DeNicola's review letter. Tree removal approval was spoken of. Mr. DiDio asked for further information regarding DEP approval. Mr. DeNicola responded speaking of stream behind house, which creates the need for mentioned approval. Ms. Amitai asked about previous ZBA application. Mr. Lantelme responded stating that applicant has decided not to follow through with that application; they have chosen to construct a new house instead. Mr. DeNicola spoke of flood plan calculations. Mr. Abramow of 449 Ruckman Road asked if retaining wall along stream were inspected & also asked about seepage pits. Mr. Lantelme responded stating he has walked the site along the stream & that the required standard pits would be installed. Mr. Abramow also asked about tree removal/mitigation. Mr. Lantelme responded. Mr. Abramow also asked why a representative was not "present" to discuss DEP application/issues. Mr. Lantelme stated that this is separate from soil movement approval application. Mr. Kopf of 10 Buzzoni Drive asked about soil erosion prevention regarding tree removal. Mr. Lantelme responded. Mr. Kopf asked if birch tree needs to be removed. (Stating it should remain). Mr. Omir (H/O) spoke of tree removal. Mr. DeNicola also spoke of tree removal & water runoff. Dr. Maddaloni asked about catch basin capability. Mr. DeNicola responded. The Board continued to discuss trees & Mr. Fuchs' report. Mr. Kopf expressed his concerns regarding retaining wall. Councilwoman Amitai commented on same. Mr. DeNicola stated that water runoff will be reduced from site as per plan. Dr. Maddaloni suggested that applicant's engineer supply info regarding wall safety. Ms. Ferullo concurred. Dr. Barad spoke of the C-1 stream. Mr. DeNicola commented on same. The Board continued to discuss retaining wall. Mr. Abramow (Mr. King swore him in) stating that he does not desire to stop anyone from building, however he is expressing his concerns regarding declining retaining wall; & also spoke of the importance of DEP approval Mr. Kopf expressed the same concern (regarding wall). Councilwoman Amitai stated that she understood this concern. Ms. Heymann spoke of seepage pits, speaking of PB ordinance in regards to maintaining of mentioned. Mr. DeNicola added to Ms. Heymann's comments, suggesting that upkeep/maintenance agreement being included on plans submitted. Motion was made by Ms. Batool & seconded by Ms. Heymann to approve application with mentioned stipulations (6 conditions listed). *The Board will not release approval until all items are met. Mr. DeNicola stated that he will bring the revised

plan to the Board's attention when received & that this is an additional approval. Mr. King confirmed the definition of conditional approval. All present were in favor of approval. Alternate members (Ms. Ferullo & Mr. Wong) did not need to vote.

The Board spoke of the need to improve the technology for the Zoom meetings, in order to have the shared screen option.

Mr. Pialtos spoke of property maintenance issues in town & the needed enforcement. Mayor Glidden, Ms. Ferullo & Ms. Heymann commented on same.

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 10:55PM.