

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Regular Monthly Meeting (Virtual) Meeting**  
Thursday,  
April 29th, 2021  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday,  
April 29th, 2021

Mr. Pialtos, Vice Chair called the Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, April 29<sup>th</sup>, 2021 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 PM

Mr. Pialtos 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  
Mr. Pialtos- (Vice-Chair)  
Ms. Heymann  
Dr. Barad  
Ms. Brewster  
Mr. DiDio- (8:59PM)  
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:

Dr. Maddaloni (Chair)  
Ms. Batool

Mr. Pialtos read correspondence list. Ms. Mitchell spoke of correspondence sent by Mr. Rogan.

Item # 1

Block 907, Lot 27  
279 Demarest Avenue  
Application # P-2021-01

Applicant: 279 Demarest LLC  
Attorney: Donna Vellekamp, Esq.

Announcement was made that this application will carry to the May 27<sup>th</sup> Regular Monthly meeting

Item # 2

Block 2104, Lot 8  
8 Sherman Avenue  
Application # P-2021-02

Applicant: Diamond Engineer & Dev.  
Attorney: Donna Vellekamp, Esq.

Ms. Vellekamp stated that the Engineer was currently in another zoom meeting with the ZBA, \*will be discussed later in meeting.

Item # 3

Block 2407, Lot 13  
21 Pine Hill Road  
Application # P-2021-03

Applicant: Eleven 21 Properties, LLC  
Attorney: Matthew Capizzi, Esq.

Will be discussed later in meeting- Applicant's attorney is currently in another Zoom meeting with ZBA- \*will be discussed later in meeting

Item # 4

Block 308, Lot 16  
37 Bethany Circle  
Application # P-2021-04

Applicant: Hoogenboom  
Attorney: N/A

Mr. DeNicola spoke of reasons why variance is needed for fence. Mr. King swore in Mr. & Mrs. Hoogenboom of 37 Bethany Circle, Closter NJ. Ms. Hoogenboom spoke of the reason that they desired the fence to be installed, speaking of privacy purposes, etc. Mr. DeNicola asked about the Schraalenburgh Road side in regards to the existing trees. Mr. King asked that the drawings been shown on the screen.

Mr. Hoogenboom responded to Mr. DeNicola, speaking of location of fence & trees, stating that trees will remain; (some trees may be trimmed.) Mr. DeNicola spoke of the neighboring property. Mr. Hoogenboom spoke of drawings shown, commenting on the proposed 8 ft. & 6 ft. sections of fence. Mayor Glidden asked for clarification regarding size of fence on the Schraalenburgh side. Mr. Hoogenboom responded. Ms. Ferullo asked for clarification regarding consistency of fence (on both sides). Mr. Hoogenboom responded. Mr. Pialtos asked about the color of the fence, & suggested a brown fence instead of white. Ms. Hoogenboom & Mr. DeNicola commented on same. Mr. Pialtos stated that a brown fence is a strong recommendation. Mr. King stated that the Board has the right to put conditions on the variance approval. Mr. DeNicola asked about the existing (County) guardrail. Mr. Hoogenboom stated that the guardrail will not be touched. Mr. Wong asked about trees. Mr. Hoogenboom stated that no trees will be removed. Mr. Pialtos opened the meeting to the public for questions/comments. There were none at this time. Mr. Pialtos reiterated the suggestion/condition regarding color of fence. Motion was made by Councilwoman Amitai & seconded by Dr. Barad to approve application with mentioned stipulations (fence color to be brown & no trees to be removed) Mr. DeNicola also stated that plan submitted needs to be followed. All present were in favor of approval.

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Item # 2

Block 2104, Lot 8  
8 Sherman Avenue  
Application # P-2021-02

Applicant: Diamond Engineer & Dev.  
Attorney: Donna Vellekamp, Esq.

Mr. King swore in Mr. Hubschman of 263 South Washington Ave, Bergenfield, NJ Ms. Vellekamp spoke of Soil Movement application. Mr. Hubschman spoke of revised site plan submitted (dated through April 14<sup>th</sup>). Ms. Mitchell asked for clarification regarding amount of cubic yards of soil. Ms. Mitchell stated that she had a plan dated through April 26<sup>th</sup>. Mr. Hubschman spoke of mentioned plan & shared plan on the screen. Ms. Vellekamp stated that it is marked as revision # 4. Mr. Hubschman continued to speak of the plan. Mr. DeNicola spoke of retaining wall requirements. Dr. Barad asked about the height of the proposed wall. Mr. Hubschman responded. Mr. DeNicola commented on same. Councilwoman Amitai asked about trees in regards to mitigation. Mr. Hubschman responded speaking of the 8 trees to be removed. Ms. Vellekamp commented on same. Councilwoman Amitai spoke of the seepage pit calculations. Mr. DeNicola commented on same, stating

that correct revisions were submitted. Councilwoman Amitai spoke of the A/C coverage. Mr. DeNicola & Mr. Hubschman responded. Councilwoman Amitai asked about the distance from a stream. Mr. Hubschman stated that this is way beyond the 300 ft. buffer. Mr. DeNicola commented on same, concurring that this site is out of the buffer. Councilwoman Amitai asked about underground electric. Ms. Vellekamp stated that her client has opted to go with overhead electric. Ms. Ferullo asked for clarification. Ms. Vellekamp responded. Mr. Pialtos asked about height of house. Mr. Hubschman responded. Ms. Brewster stated that the Block # is incorrect on one page of the PB application. Ms. Mitchell stated that has been corrected. Mr. Pialtos opened to the public; there were no questions/comments at this time. Mr. DeNicola spoke of approval stipulations. Motion was made by Dr. Barad & seconded by Ms. Ferullo to approve application with mentioned stipulations. All present were in favor of approval with the exception of Councilwoman Amitai & Mr. Pialtos who were against approval. (Mr. DiDio was not qualified to vote since he was not present for all the testimony).

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Item # 3

Block 2407, Lot 13  
21 Pine Hill Road  
Application # P-2021-03

Applicant: Eleven 21 Properties, LLC  
Attorney: Matthew Capizzi, Esq.

Mr. Capizzi spoke of the Soil Movement application. Mr. King swore in Mr. Lantelme of 101 West Street, Hillsdale, NJ. Mr. Lantelme spoke of revised plans submitted (dated through April 26<sup>th</sup>, 2021). Mr. Lantelme also spoke of the tree mitigation plan submitted. Ms. Mitchell asked for clarification regarding the total cubic yards of soil. Mr. DeNicola responded ,(total being 396). Mr. Lantelme spoke of Mr. DeNicola's review letter, stating revisions that were made to comply. Mr. DeNicola spoke of issues with the proposed wall & stated that the retaining wall calculations would need to be revised. Mr. Lantelme spoke of revised tree removal application (5 trees to be removed). Mr. Lantelme stated that underground electric will be installed. Mr. DeNicola spoke of trees along the road & how this will affect sidewalk installation. Mr. Lantelme stated that mentioned trees will remain. Mr. DiDio asked about the 24' maple tree in the rear of the property. Mr. Capizzi stated that would need to be removed in order to build the new house. Ms. Mitchell spoke of a foundation location survey. Dr. Barad asked for clarification regarding the preexisting/nonconforming comment mentioned; stating that it is now conforming to the code. Mr. Lantelme concurred. Councilwoman Amitai

thanked the applicant for saving some of the trees. She asked about proposed location of seepage pit. Mr. Capizzi responded, stating that the applicant was complying with the Board's request (made at WS). Councilwoman Amitai asked about the detached pergola. Mr. Lantelme responded. Ms. Ferullo asked about the Maple tree in the rear (spoken of earlier). Mr. Lantelme responded. Mr. DeNicola also spoke of mentioned tree. Councilwoman Amitai asked about impervious coverage. Mr. Lantelme & Mr. DeNicola responded. The Board spoke of trees again. Ms. Mitchell spoke of originally report from Mr. Fuchs, & that she is awaiting revised report, since the tree application has been revised. Mr. DiDio asked for further clarification regarding pergola. Mr. DeNicola responded. The Board continued to speak of tree removal. Mr. Pialtos opened to the public. There were no comments at this time. Motion was made by Councilwoman Amitai & seconded by Mr. DiDio to approve application with mentioned stipulations. All present were in favor of approval with the exception of Mayor Glidden who abstained.

5- Discussion regarding Ordinance # 2021:1279: As per the request of Borough Attorney:

Mr. King stated that he will get a letter to the Mayor & Council upon the Board's vote. Mr. King explained the ordinance, & also stated that the Board's role would be to vote if the ordinance is consistent or nonconsistent with the Borough's current Master Plan. After much discussion by the Board, decision was made to carry this vote to the May 5<sup>th</sup> meeting. (The Board wanted to take the time to look over the Master Plan prior to voting; & that the subcommittee would meet beforehand)

Motion was made by Mr. DiDio & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 10:17PM.