

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Work Session Meeting (Virtual) Meeting**  
Wednesday,  
April 7th, 2021  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
April 7th, 2021

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, April 7<sup>th</sup>, 2021 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 Ms. Brewster to rejoin the Planning Board. Mayor Glidden welcomed Ms. Brewster back.

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  
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:

Mr. DiDio  
Ms. Batool

Dr. Maddaloni read correspondence list. There were no comments at this time

Motion was made by Dr. Barad & seconded by Ms. Heymann to approve minutes of 1/6/21. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve minutes of 2/25/21.

Open Meeting to the Public:

Mr. Isaacson of 97 Columbus spoke of the proposed environmental Master Plan. Ms. Heymann responded, stating that she would send him info regarding this. Dr. Barad commented on same. Mr. Isaacson also spoke of the protection of the Mc Bain Farm. Ms. Heymann commented on same.

Follow up Regarding Borough Ordinance pertaining to Tree Removal: Councilwoman Amitai stated that Mr. Rogan is working on the updated tree ordinance.

Follow Up Regarding Recommendation of Possible Zoning Regulations: Ms. Heymann spoke of the sub-committee meeting that took place regarding this. Mr. Kwon also commented on same.

Item # 1

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

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

Ms. Vellekamp spoke of Soil Movement application for purpose of new construction. Mr. DeNicola spoke of the need for NJDEP approval. Mr. DeNicola asked about replacement of existing retaining wall. Ms. Vellekamp responded stating she would speak to applicant on this. Mr. DeNicola spoke of the driveway of St. Mary's Church being on this property. Ms. Vellekamp commented on same. Dr. Maddaloni spoke of the 48" Maple tree to be removed. Mr. DeNicola commented on same & continued to discuss tree removal. Councilwoman Amitai expressed concern regarding possible basement flooding. Dr. Barad spoke of existing non-conformities asking for clarification. Mr. King responded. Mr. DeNicola stated that the side yards conform to the ordinance. Dr. Maddaloni asked for clarification regarding route out of town. Mr. DeNicola commented on same. Ms. Mitchell stated that the 4-part soil form should be revised regarding route & trees. Ms. Ferullo asked for clarification regarding replacement of stone wall. Ms. Vellekamp stated that this will be addressed at the hearing. Mr. Wong spoke of the additional tree to be removed due to the proposed gas/water lines. Motion was made by Mayor Glidden & seconded by Mr. Paltos to deem application complete. Dr. Barad asked is the Board was able to deem complete prior to DEP approval. Mr. DeNicola responded stating that this can be conditionally approved. All present were in favor of completeness. Ms. Mitchell confirmed deadline dates.

Item # 2

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

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

Ms. Vellekamp spoke of Soil Movement application for purpose of new construction. She stated that soil will be brought into the site & also spoke of trees on the property. Mr. DeNicola spoke of soil testing report requirement. Mr. DeNicola spoke of trees close to wall. Mayor Glidden asked if there was a second structure on site. Mr. Mueller responded stating there was not, with the exception of a shed. Councilwoman Amitai asked for clarification regarding zoning approval. Mr. DeNicola responded. Dr. Barad asked for clarification regarding slope of retaining wall. Mr. Mueller responded. Mr. Wong asked about coverage regarding A/C & generators. Mr. DeNicola responded speaking of the concrete pad that the unit sit on counting towards impervious coverage. The Board asked for clarification regarding electric being U/G or overhead. It was stated that this will be clarified at the hearing. Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to deem application complete. All present were in favor of completeness.

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 Soil Movement application for purpose of new construction. He spoke of the proposed retaining wall & also spoke of tree removal. Mr. DeNicola spoke of items in his review letter. Mr. Capizzi commented on same, speaking of sidewalk, driveway, utilities, etc. Ms. Mitchell stated that a 4 part soil movement form is needed. Councilwoman Amitai asked about location of Richard Court. Mr. Paltos responded. Councilwoman Amitai also asked about the drainage easement. Mr. DeNicola responded. Mr. DeNicola spoke of specific oak tree & purpose of removal. Applicant's engineer (Mr. McCloin) spoke of mentioned tree, stating that it can be saved. Ms. Ferullo spoke of other trees on site. Decision was made to revise application in order to re- move fewer trees. Dr. Barad spoke of pavers. Ms. Heymann commented on same. Mr. Paltos asked about driveway & drainage easement. Mr. DeNicola responded. Mr. McCloin commented on drainage system. Motion was made by Mayor Glidden and seconded by Ms. Ferullo to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed deadline dates.

Item # 4

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

Applicant: Hoogenboom  
Attorney: N/A

Ms. Hoogenboom spoke of characteristics of proposed fence & reasons for desiring the fence. Mr. DeNicola spoke of his site visit & spoke of variances needed. Councilwoman Amitai stated that she understood the need for this fence. She also spoke of the esthetics of the fence (to match with the neighborhood). Ms. Heymann asked for clarification regarding 8 ft. fence section. Dr. Maddaloni advised the applicant to be prepared to clarify at hearing. Ms. Brewster asked about drop of height in fence. Mr. Hoogenboom responded. Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to deem application complete. All present were in favor of completeness.

5- Liaison's Report: Councilwoman Amitai spoke of the upcoming clean-up day (April 24<sup>th</sup>)

6- Resolution Memorialization: Lindbergh Avenue Fence Zoning Approval Appeal:  
Motion was made by Councilwoman Amitai & seconded by Dr. Barad to approve/ memorialize resolution. Mr. DeBlasio stated he was confused by the Board's decision to rescind his fence application. Dr. Maddaloni responded to Mr. DeBlasio. Mr. DeBlasio continued to speak of not understanding the rescindment & expressed his disagreement with mentioned. Mr. King responded speaking of & clarifying the Board's position & jurisdiction. Mr. Tal spoke of property, stating that he purchased his property the way it is. All present were in favor of resolution approval with the exception of Ms. Brewster & Mr. Paltos who were not qualified to

vote. Mr. King stated that the current zoning permit has been rescinded & that the applicant can modify zoning application & submit to the Zoning Officer.

7- Resolution Memorialization regarding Board Online Zoom Meeting Procedures:

The Board discussed resolution prepared by Mr. King. Mr. King stated that the Board should be having one host run the meeting; in order to keep things under control. The Board continued to discuss. Mayor Glidden spoke of the way that the Mayor & Council meeting are run. Motion was made by Dr. Barad & seconded by Mr. Paltos to approve/memorialize resolution. All present were in favor of approval.

Mr. Paltos spoke of applicants building to the max coverage, with the intention to do future add on. Mr. King responded speaking of purpose of Major Soil applications. & that variances are permitted to be applied for with the ZBA. Dr. Maddaloni commented on same. Councilwoman Amitai spoke of considering changing the allowable coverage. Ms. Ferullo commented on same. The Board & professionals continued to discuss. Councilwoman Amitai suggested that this be discussed at the subcommittee level.

Ms. Heymann also spoke of the upcoming clean-up day, thanking the CIC & the DPW for their involvement.

Motion was made by Mayor Glidden & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 10:13PM.