

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of August 26<sup>th</sup>, 2021 (Virtual) Meeting**  
Thursday,  
August 26th, 2021  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday,  
August 26th, 2021

Dr. Maddaloni called the Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, August 26th, 2021 to order at 8:00 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

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:

Dr. Maddaloni (Chair)  
Mr. Pialtos (Vice-Chair)  
Councilwoman Amitai  
Ms. Heymann  
Dr. Barad  
Mr. DiDio  
Ms. Batool  
Ms. Ferullo-(Alt#1)-8:07PM  
Mr. Wong (Alt # 2)  
Ms. Mocco- Acting 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  
Ms. Brewster  
Mr. King- Board Attorney

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

Item # 1

Block 2001, Lot 23  
63 Harvard Street  
Application # P-2021-06

Applicant: 63 Harvard Street, LLC  
Attorney: Mr. Capizzi, Esq.

Mr. Capizzi spoke of soil movement application; Mr. DeNicola spoke of his review letter. Ms. Mocco swore in Mr. McClellan of 101 West Street, Hillsdale, NJ. Mr. McClellan stated that he is a licensed engineer. (Plan to be spoken of was dated August 2<sup>nd</sup>, 2021). Mr. McClellan responded to items on review letter. Mr. McClellan spoke of the existing house encroaching into the right-of-way & that the new construction will remove that non-conformity. Mr. DeNicola spoke of revising the drop curb detail. Ms. Heymann spoke the historic homes that are near this site, expressing her concerns of the effects of the look of the new home. Mr. Wong asked if architect plans would help in viewing grading, Mr. DeNicola stated that site plans show the grading (not architect plans). Mr. DeNicola spoke of drainage. Mr. Paltos spoke of driveway & asked if house can be moved over to help with space for the driveway. Mr. Capizzi stated that the applicant preferred to keep the current position of the house & that it meets all the requirements. Councilwoman Amitai asked about distance from patio to property line. Mr. McClellan stated it was approximately 8 feet. Mr. DeNicola commented on same. Councilwoman Amitai spoke of the shade tree commission requirements. Mr. Capizzi stated that the applicant will comply with STC requirement. Mr. DeNicola suggested to plant Shade tree where the old existing historic sign was. Mr. McClellan stated that UG utilities will be installed. Councilwoman Amitai asked if sidewalks would be installed. Mr. McClellan stated that they would not be. Councilwoman Amitai spoke of relocating A/C units. Mr. McClellan stated that he would need to check with the architect. Councilwoman Amitai asked about grade of property. Mr. DeNicola stated that the grading will be roughly the same. Mr. McClellan concurred. Mr. Capizzi & Mr. McClellan spoke of additional landscaping. Dr. Maddaloni opened meeting to the public for questions. Ms. D. Goldberg of 75 Harvard Street spoke of her desire to have the old barn house preserved/relocated. She also requested that the new house be moved further away or the driveway be relocated. She also spoke of the amount of trees being removed. Mr. McClellan spoke of tree mitigation. Mr. Capizzi stated that the proposed driveway will be kept the way it's designed & that it meets Borough codes. Ms. Heymann asked Ms. Goldberg if she would supply any costs to cover the relocating of the barn. Ms. Goldberg stated that she believed that the town has done this in the past & that maybe the town had funds for it. Mr. DiDio asked applicant why the driveway can't be relocated. Mr.

Capizzi reiterated that the applicant is choosing not to relocate the driveway & that it is in accordance with the municipal ordinance. Ms. Ferullo asked if there is an alternative regarding moving driveway. Mr. DeNicola spoke of driveway turn-around. Mr. Capizzi commented on same. Mr. McClellan spoke of the benefits of having the design of the driveway. Ms. Mocco swore in Ms. D. Goldberg of 75 Harvard Street. Ms. D. Goldberg spoke of the beauty of Harvard Street location & also spoke of the beauty of the existing trees on site, asking the applicant to save some of the trees. Ms. E. Goldberg also spoke of the beauty of the area. Councilwoman Amitai spoke of the value of trees; she specifically spoke of 3 trees on site, questioning why they were being removed. Mr. Capizzi responded stating that this is how the applicant elected to develop the site & that there will be tree mitigation. Motion was made by Ms. Heymann & seconded by Dr. Barad with mentioned stipulations. Ms. Ferullo spoke of applicants being able to meet the Board at a middle point with items spoken of. Dr. Maddaloni responded, stating that the Board needs to follow the rules/ordinances. All present were in favor of approval. (Revised plans would be required). Mr. DeNicola reminded Mr. Capizzi to have applicant apply to the Mayor & Council for the sidewalk waiver.

2- Block 1405, Lot 3- 58 Primrose Lane- Approval/Memorialization of resolution. Motion was made by Dr. Barad & seconded by Ms. Heymann to memorialize said resolution. Ms. Heymann, Dr. Barad, Ms. Batool & Mr. Wong voted for approval. All other present members were not qualified to vote.

Ms. Heymann asked if a demo permit was issued for 63 Harvard Street. Ms. Mitchell stated that the demo permit was already issued & that they can demo at any time.

Motion was made by Dr. Barad & seconded by Ms. Heymann to cancel September meetings (WS & Hearing). All were in agreement.

Councilwoman Amitai reminded the Board to look at the ZBA report so that it can be discussed at the October WS.

Motion was made by Dr. Barad & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 9:23PM.