

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session (Virtual) Meeting
Wednesday,
August 4th, 2021
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
August 4th, 2021

Dr. Maddaloni called the Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, August 4th, 2021 to order at 8:02 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)

Mayor Glidden

Councilwoman Amitai

Ms. Heymann

Dr. Barad- 8:08PM

Mr. DiDio

Ms. Batool

Ms. Ferullo-(Alt#1)-8:15PM

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:

Mr. Paltos- (Vice-Chair)

Ms. Brewster

Mr. King- Board Attorney

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

Motion was made by Mr. DiDio & seconded by Ms. Heymann to approve minutes of 06-24-21. All present were in favor of approval with the exception of Councilwoman Amitai who abstained.

Open to the Public: No comments at this time.

Item # 1

Block 2203, Lot 7
154 Alpine Drive
Application # P-2021-05

Applicant: 154 Alpine Drive, LLC
Attorney: Danielle Federico, Esq.

This application was conditional approved at the July 29th Meeting; at that time the Board required revision plans prior to this WS meeting. Dr. Maddaloni abstained from this portion of the meeting since he was not present for the hearing. (He asked Councilwoman Amitai to speak of this item since Mr. Pialtos was absent. Councilwoman Amitai stated that the Board would review/discuss the revise plans submitted. Mr. DeNicola spoke of conditions of application and stated that plans submitted address all stipulations. Councilwoman Amitai asked about proposed tree plantings. Ms. Federico spoke of application, and asked Mr. McClellan to speak of revised plan submitted. Mr. McClellan spoke of proposed tree planting. Mr. DeNicola spoke of water sloping /location of contour & the requirement of a site work permit prior to construction permits being released. Councilwoman Amitai spoke of inlet mentioned at hearing. She also spoke of correction regarding calculations on plan & asked about ceiling height of basement. Mr. McClellan responded. Councilwoman Amitai also reminded the applicant that it was stated at hearing that a foundation location survey will be submitted prior to framing. Mr. DeNicola spoke of location of berm. Ms. Federico asked Mr. McClellan to discuss maple tree along driveway. Mr. McClellan spoke of mentioned tree & that it may not survive during construction. Mr. DeNicola suggested that the Board require that the same type of tree be planted on site (this would be a stipulation as part of site work/construction permit) Ms. Mitchell reminded the applicant & the Board that additional changes cannot be made as part of soil movement approval since this is not a noticed hearing. (Tonight is just for the purpose of revised plans being ok'd). Application was officially approved at last meeting with stipulations. Ms. Mocco concurred that conversation should be limited to what was approved at the hearing. Mr. DeNicola stated that the only new item being discussed is the one maple tree, which will be dealt with during construction. Mr. DiDio spoke of proposed tree planting & their root system. Mr. McClellan stated he is able to address

that since he is not a landscape architect. Ms. Ferullo also commented on maple tree spoken of. Motion was made by Councilwoman Amitai & seconded by Mr. DiDio to confirm that applicant has meet all stipulations mentioned at the hearing. All present were in favor with the exception of Dr. Maddaloni who abstained.

Item # 2

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

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

Mr. Stamos (was present on behalf of Mr. Capizzi). Ms. Mocco swore in Mr. McClellan, who spoke of the site plans submitted for soil movement application. Dr. Maddaloni spoke of FAR calculations & stated he was pleased that this is not a maxed out proposal. Mr. DeNicola spoke of items needed to be shown of revision plans. Dr. Maddaloni spoke of the drop off as it relates to water runoff and also spoke of CY of soil. Mr. McClellan commented on same, stating that fill would be used. Councilwoman Amitai asked what the grey dots represented on the site plan. Mr. DeNicola responded, stated that there is where the fence would be. Councilwoman Amitai spoke of location of driveway and streetscape and also spoke of UG electric. She also spoke of the stabilized construction access. Mr. McClellan spoke of same. Councilwoman Amitai spoke about the historic sign that was on the site, which is no longer on site. Mr. DeNicola spoke of the UG electric as it pertains to location of the seepage pits. Mayor Glidden spoke of size of lot. Mr. DeNicola recommended Belgian block curb being installed & stated that there are no sidewalks proposed (applicant would need to request a waiver from the M & C). Motion was made by Mayor Glidden and seconded by Ms. Heymann to deem application complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell confirmed deadline and meeting dates.

3- Old Business

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal- (Ordinance # 2019-1266): Councilwoman Amitai stated that the revised tree ordinance approval will be pulled from the next Council meeting & that the item to delete the 200 foot notice requirement would be added to the ordinance. Dr. Barad also spoke of the benefits of the revised tree ordinance.

Follow-Up Regarding Recommendation of Possible Zoning Regulations based on previous Board Discussion: No comments regarding this item at this time.

The Board stated discussion regarding ZBA report would be tabled to next Work Session.

Mayor Glidden stated he would like to have a joint Board meeting in the fall.

Recommendation by Subcommittee on Zoning Regarding adding MacBain Farm Park to the Conservation Zone: Ms. Heymann stated that Mr. Rogan spoke to the subcommittee regarding safeguarding this property. Mr. DeNicola reminded the Board of the possible ramifications of putting this site in the conservation zone. Mr. DeNicola spoke of an email he sent to the Board on July 12th regarding this matter. Dr. Maddaloni & Councilwoman Amitai suggested that Mr. Rogan attend a PB meeting to discuss this. Ms. Mocco also commented on same; concurring with Mr. DeNicola's comments. Dr. Barad spoke Mr. Rogan's presentation. The Board decided to ask Mr. Rogan to attend the next Work Session meeting.

4- New Business- No additional comments

Motion was made by Mr. DiDio & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 9:15PM.