

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Work Session & Special Meeting**  
Wednesday,  
December 1st, 2021  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting/Special Meeting  
Wednesday,  
December 1st, 2021

Dr. Maddaloni called the Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, December 1st, 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 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:

Mayor Glidden

Dr. Maddaloni (Chair)

Mr. Paltos- (Vice-Chair)-9:40PM

Councilwoman Amitai

Ms. Heymann- 8:07PM

Dr. Barad

Mr. DiDio

Ms. Batool

Ms. Ferullo-(Alt#1)

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:

Ms. Brewster

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

Motion was made by Mr. DiDio & seconded by Dr. Barad to approve minutes of 10-06-21. All present were in favor of approval with the exception of Mayor Glidden who abstained. Motion was made by Dr. Barad & seconded by Ms. Batool to approve minutes of 10-28-21. All present were in favor of approval with the exception of Mayor Glidden, Mr. DiDio & Ms. Ferullo who abstained.

Open to the Public: No Comments at this time

Special Meeting Portion

Item # 1

Block 2103, Lot 4  
54 Hickory Lane  
Application # P-2021-08

Applicant: 54 Hickory, LLC  
Attorney: Donna Vellekamp, Esq.

Ms. Vellekamp spoke of revised plans submitted, dated November 10<sup>th</sup>, 2021. She also spoke of the revised amount of CY of soil, now being 1166 CY. Mr. DeNicola also spoke of revised plans submitted. Ms. Mocco swore in Mr. Mueller (applicant engineer) of Hubschman Engineering, 263 South Washington Avenue, Bergenfield, NJ. Mr. Mueller also spoke of revised plans submitted. Mr. Mueller spoke of change in basement ceiling height due to Board's concerns regarding ground water level (ceiling will now be 6ft high). Mayor Glidden asked about the possible disadvantages of the lower ceiling height. Mr. DeNicola responded. Councilwoman Amitai asked for clarification regarding the existing ground level & the ground water elevation. Mr. Mueller responded speaking of the grading & the test borings. Ms. Mitchell stated that the Construction Official has just informed her that in order for the H/O to use the basement as habitable space, it is required by the UCC code that the basement ceiling height be a minimum of 7 feet high, otherwise it is just considered crawl space. Ms. Vellekamp had no comment on this matter. Mr. DeNicola continued to speak of the plans submitted, commenting on the pit testing. Mr. Mueller also commented on the mentioned testing. Councilwoman Amitai spoke of the DEP plan. Mr. Mueller commented on same. Ms. Vellekamp stated that a DEP permit has been issued. Councilwoman Amitai spoke of the existing & proposed basement level. Mr. DeNicola stated that there is a typo on the plan regarding this. Mr. Mueller stated that this will be corrected. Mr. DeNicola spoke of the proposed storm chambers. Ms. Heymann also spoke of the rising up of the

house & the basement height. Ms. Ferullo spoke of page of the site plan that pertains to the disturbance area, asking for clarification. Both Mr. Mueller & Mr. DeNicola responded. Dr. Maddaloni opened to the public; there were no questions at this time. Mr. DiDio asked about the proposed chambers as it pertains to the flood hazard area. Mr. Mueller responded, stating that the chambers would not be negatively affected by being in that area. Councilwoman Amitai spoke of seepage pit maintenance & the overseeing of same. Mr. DeNicola commented on same. Dr. Barad commented on same speaking of the time of excavation. There were no comments from the public. Motion was made by Dr. Barad & seconded by Mr. DiDio to approve application with mentioned stipulations. All present were in favor of approval. \*Revised plans may be submitted along with site plan application.

## 2- Old Business

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal- (Ordinance # 2019-1266): Councilwoman Amitai stated that the 200 foot list requirement will be changed.

Recommendation by Subcommittee on Zoning Regarding adding MacBain Farm Park to the Conservation Zone: Mr. Rogan (Borough Attorney) spoke of this item; outlining a power point presentation that he previously gave at the M & C meeting. He spoke of the Borough ordinance mentioned in Chapter 142 speaking of parks & playgrounds in the Borough. He spoke of the ROSI list. (Mr. Rogan stated that the list is not necessarily up to date; & that there is a lag time.) Mr. Rogan spoke of the Borough conservation zone. He also spoke of the Land Use Law, & the Planning Board's role regarding decision to add property to the conservation zone. & spoke in more detail about this property, commenting on the caretaker portion. Dr. Maddaloni commented on same (pertaining to caretaker portion of property). Mr. Rogan continued to discuss this matter. Dr. Maddaloni and Mayor Glidden thanked Mr. Rogan for the presentation & explanation. Mayor Glidden stated that he believed that the existing protection the Borough has on this property was sufficient. Ms. Heymann stated that the subcommittee pretty much gave the same report as Mr. Rogan's presentation & that it also in line with Mr. DeNicola's previous comments regarding this. Mr. DeNicola concurred. Ms. Heymann spoke of having coverage from the ROSI list. Mr. DeNicola spoke of only a portion of the lot being on the ROSI. Mr. DeNicola spoke of the possible consequences pertaining to accepting funds, if this is considered open space Mr. Rogan suggested DEP be contacted for confirmation. Councilwoman Amitai stated this is protected as a park. Mr. Rogan stated that if this entire property is on the ROSI list, then he is confident that the

Borough covered. Dr. Maddaloni spoke of information received from the Board Attorney's office regarding the pros/cons of this. Ms. Mocco commented on same; how the Borough will relinquish some control over the property; however the site would be protected for/from some purposes. Dr. Maddaloni asked for clarification regarding the difference between something being on the ROSI list vs it being in the conservation zone. Ms. Mocco responded, stated they may be synonymous but that the list may have not be updated. Mr. Rogan commented on same concurring with Ms. Mocco; also stating that having this in the Conservation Zone may make it difficult to change things. Dr. Barad asked if the homestead & the farm can be treated as 2 different parcels for this purpose. Mr. DeNicola spoke of lot 37.07, stating that includes the home as well as the property. Dr. Barad spoke of access restriction. The Board thanked Mr. Rogan for the information. Ms. Batool stated she believed that this should be left as is. Dr. Maddaloni spoke of the current way this farm is run, stating that he was happy with the way it is. Ms. Heymann asked how the farm protection act would fit in. Mr. Rogan responded, stating that this act would not offer any additional protection (This act covers tax relief). Councilwoman suggested that this be left as is. Ms. Mocco asked if the produce was sold on farm. Dr. Maddaloni stated that it was not. Dr. Maddaloni thanked Mr. Rogan again.

3- New Business- Approval of 2022 Meeting Dates: Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to approve 2022 PB meeting dates. All present were in favor of approval

Motion was made by Ms. Heymann & seconded by Mr. Pialtos to cancel the December 30<sup>th</sup>, 2021 PB meeting. All present were in favor.

**Work Session Applications:**

Item # 1

Block 2204, Lot 6  
56 Taylor Drive  
Application # P-2021-09

Applicant: RF Properties, LLC  
Attorney: Matthew Capizzi, Esq.

Ms. Vellekamp was present on behalf of Mr. Capizzi. Ms. Vellekamp stated that this is a soil movement application for purpose of new construction. Mr. DeNicola spoke of items listed on his review letter. He asked about the PVC pipe shown of site plan. Mr. McClellan responded, stating he will investigate that prior to the hearing. Mr. DeNicola stated that the amount of soil to be removed should be

listed as 450 CY on the form. Councilwoman Amitai thanked the applicant for keeping the proposed dwelling under the allowable coverage. She also stated that she would like underground electric to be installed. Mr. DeNicola commented on same, stating that the utility pole is located on the opposite side of the street. Ms. Mocco stated that applicant's engineers are not typically sworn in for WS meeting, however, in this case, since the Board is relying on information given by engineer, Ms. Mocco did swear in Mr. McClellan. Ms. Ferullo also spoke of underground electric being preferred. Motion was made by Mr. DiDio & seconded by Dr. Barad to deem application complete. All present were in favor of completeness with the exception of Mr. Wong who did not need to vote. Ms. Mitchell spoke of meeting date & revisions needed on soil movement form. Mr. DeNicola confirmed that revision plans were not required.

Item # 2

Block 2404, Lot 24  
674 Closter Dock Road  
Application # P-2021-10

Applicant: Chan  
Attorney: N/A

Mr. Chan spoke of soil movement application for the purpose of new construction. Mr. DeNicola spoke of the items of his review letter. Mr. DeNicola stated that the alignment of the curb should be rectified. Dr. Maddaloni spoke of the excavation which has already taken place. Mr. Chan stated that the soil has not been removed, however the demo permit has been approved, and therefore the house has been taken down. Dr. Maddaloni spoke of proposed trees to be removed, expressing concerns of buffering. Ms. Mocco swore in Mr. Chan (owner of property). Mr. Chan spoke of existing trees. Mr. DeNicola spoke of the site plan showing trees to be removed & proposed wall. Ms. Mocco swore in Mr. Skrable (Applicant's Eng). Mr. Skrable stated that the trees would need to be removed for purpose of grading. Ms. Mitchell reminded the applicant that tree removals that are 6 inches or more in diameter would need approval. Ms. Mitchell also stated that there is no pool listed on the zoning permit approval. Mr. DeNicola commented on same. Mr. Paltos spoke of one of the trees that were approved for removal & also spoke of the house be demolished. Mr. Paltos asked for clarification of amount of soil to be moved. Mr. Skrable spoke of & confirmed amount of soil, also stating there was no pool & patio on the original application. Mr. Paltos continued to speak of soil movement calculations. Mr. Skrable commented on same. Ms. Ferullo stated that she understood Mr. Paltos' concerns. Ms. Mitchell stated that a demo permit is allowed prior to soil movement approval. Mr. DiDio spoke of the cultic shown on plan by

Lake Street. Mr. Skrable commented on same. Dr. Barad spoke of current zoning permit, which does not include the pool. Ms. Ferullo asked for clarification in regards to tree removal. Mr. Skrable responded. Ms. Mitchell stated that the tree removal application will need to be revised. Motion was made by Ms. Heymann & seconded by Dr. Barad to deem this application **incomplete** due to incorrect zoning permit. All present were in favor of incompleteness. Application will carry to the next Work Session meeting. (Mr. Wong did not need to vote). An amended zoning permit would be required prior to next WS. The Board continued to discuss the procedure of minor soil/major soil applications.

Mayor Glidden spoke of the upcoming Borough Hall tree lighting.

Motion was made by Mr. DiDio & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 10:40PM.