

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

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY  
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Mr. Pialtos, Vice-Chair called the ZOOM Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, July 29<sup>th</sup>, 2021 to order at 8:03PM. 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- 8:15PM  
Councilwoman Amitai  
Mr. Pialtos- (Vice-Chair)  
Ms. Heymann  
Dr. Barad- 8:15PM  
Mr. DiDio  
Ms. Batool  
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. Brewster

Mr. Pialtos read correspondence list. There were no comments regarding mentioned.

Item # 1

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

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

Ms. Federico spoke of major soil movement application. Mr. King swore in Mr. McClellan of 101 West Street, Hillsdale, NJ. The Board accepted Mr. McClellan's credentials/ qualifications. Mr. McClellan spoke of revision plan submitted, which was revised through July 14<sup>th</sup>, 2021. Mr. McClellan spoke of the relocation of the driveway. He spoke of seepage pits/drainage. Ms. Federico spoke of the previous ZBA approval for this site. Mr. McClellan concurred, speaking of the variance for the rear yard. Mr. McClellan spoke of Mr. DeNicola's review letter, addressing the mentioned items. Ms. Federico spoke of the location where the soil will go. She also confirmed # of trees to be removed (which is 2 trees). Mr. McClellan continued to discuss items on Mr. DeNicola's review letter. Mr. DeNicola spoke of decreasing of slopes & patio design. Mr. McClellan responded to mentioned comments. Mr. DeNicola expressed concerns regarding neighboring lot (lot 8). Mr. McClellan spoke of proposed berm. The slope continued to be discussed; Mr. DeNicola continued to express his concerns. Proposed seepage pit size was discussed. Mr. Paltos asked about the berm. Mr. McClellan responded speaking of distance from the wall. Mr. Wong also spoke of the berm asking for further clarification & speaking of the first floor elevation. Ms. Federico suggested a quick recess so that she can reach out to the applicant concerning this matter. Mr. DeNicola suggested they finish going over the complete letter prior to recess. Mr. McClellan continued to speak of review letter. Ms. Mitchell spoke of STC tree planting requirement. A quick recess was taken so that Ms. Federico can contact the applicant. The meeting continued; it was stated that the applicant agreed to lower the house/grade by 1 foot; which will help with the sloping issue. Mr. DeNicola commented on this change, also speaking of a planted berm & the proposed wall. Mr. McClellan referred to the submitted plan, speaking of the revisions that would be made. Mr. King asked for clarification regarding the size of seepage pits. Mr. McClellan responded. Mr. DiDio spoke of drainage towards Alpine Drive. He also spoke of his concerns regarding property drop, near pool. The requirement of a fence was spoken of. Mr. DeNicola spoke of tree plantings. Mr. DiDio continued to speak of drainage issues. Mr. DeNicola commented on same. Mr. Wong spoke of the shade tree that will be planted as it relates to location of seepage pit. Mr. McClellan responded stating that the seepage pit can be relocated accordingly Councilwoman Amitai asked for clarification regarding how coverage was reduced

Mr. McClellan responded. Councilwoman Amitai asked for further clarification regarding coverage, amount of soil, seepage pits, curbs/sidewalks. Mr. McClellan responded. Councilwoman Amitai spoke of the importance of the submittal of a foundation location survey and that she would like that to be included in the stipulations of approval. Mr. King swore in Mr. Teitell of 62 Sherman Avenue. Mr. Teitell spoke of the requirement of the ZBA regarding submittal of a mitigation plan. Mr. Teitell spoke of the 2 trees mentioned for approval & stated that more than that have been already removed & he expressed his concerns of drainage due to tree removal (speaking of trees along lot 8). Mr. Teitell asked about tuck access. Mr. DeNicola responded. Mr. McClellan commented on same. Mr. Madiraju of 148 Alpine Drive expressed his concerns of water runoff. (He stated that he also expressed his concerns at the ZBA meeting). He also spoke of the tree removal. Ms. Federico spoke of the requirement of the mitigation plan. Mr. Madiraju asked for clarification regarding seepage pits/drainage. Mr. McClellan responded. Mr. Evar (property owner) stated that trees that were removed (close to lot 8) were all less than six inches in diameter. Mr. Evar stated that he would install a larger size seepage pit if needed. He also spoke of lowering the foundation by 1 foot. Mr. DeNicola commented on same. \* (Mr. King had individually sworn in all members from the public who spoke, including property owner) Mr. DiDio spoke of seepage pit maintenance. Ms. Ferullo asked for clarification regarding tree removal. Mr. Evar responded, stating that his builder was handling that & also spoke of future plantings. Mr. DiDio asked for clarification regarding location of tree planting. Mr. Evar responded. Mr. McClellan also spoke of trees to be planting, referring to site plan. Mr. Paltos also commented on tree removal & replacement. Mr. DiDio spoke of the drop off concerning lot # 8, expressing his concerns with soil runoff. Mr. Evar responded speaking of the scope of work that the neighbor conducted. Mr. Madiraju (neighbor spoken of) spoke of the mulching & grading that he did on his property. Mr. DeNicola stated that the slope was the responsibility of lot # 8. Dr. Barad asked about impervious coverage. Mr. McClellan responded. Dr. Barad also spoke of the proposed seepage pit as it pertains to the roots of the mentioned tree. Ms. Federico spoke of the requirements of the ZBA application as opposed to the soil movement application. Mr. DeNicola stated that a revised plan would need to be submitted. The Board spoke of stipulations of application. Mr. DeNicola mentioned all stipulations. Mr. McClellan spoke of type of soil. Mr. King asked for clarification regarding wall around the pool. Mr. Evar stated that he would like to have to wall close to property line. Mr. DeNicola stated that would not work due to the berm. Mr. McClellan also spoke of proposed wall. Councilwoman Amitai stated that she was not comfortable voting on application prior to receiving revised plans. Ms. Ferullo concurred. Ms. Federico spoke of the submittal of re-

vised plans. She also stated that the applicant will comply with the submittal of a foundation location survey. Dr. Barad asked for clarification regarding timeline. Mr. King responded. The Board stated that they would like to review the revised plans. Motion was made by Ms. Ferullo & seconded by Ms. Batool to approve application with mentioned stipulations. All present were in favor of approval. The Board was advised that they would see revised plans prior to the next meeting.

Item # 2

Block 1405, Lot 3  
58 Primrose Lane  
Application # P-2021-06

Applicant: Muccio  
Attorney: N/A

Mr. King swore in Mr. & Mrs. Muccio of 58 Primrose Lane. Mr. Muccio spoke of proposed fence. He stated that as per the Board's request (at the WS meeting) the fence location has been revised to 5 ft. from sidewalk (which will be 13 feet from the curb). Mr. King swore in Ms. Mattes (landscape architect) of 72 Primrose Ln. Ms. Mattes spoke of the plan submitted for this application. She spoke of the site triangle as it fits in with the Borough ordinance. Councilwoman Amati spoke of her concerns of the neighboring property visibility when backing out of the driveway. Councilwoman Amati asked for clarification of requirement of fence setback off the property line. Mr. DeNicola responded, stating that as per the ordinance, as long as it is off the property line (6 inches is sufficient). Mr. DeNicola also stated that he believed what the applicant is proposing is fine. Mr. Pialtos asked for clarification of corner setback. Ms. Mattes responded. Ms. Ferullo asked about stop sign on the corner. Ms. Mattes stated that there is a stop sign on this corner. Ms. Ferullo expressed her concerns regarding safety. Ms. Mattes stated that the fence would be set back far enough & this would not be a safety issue. Councilwoman Amitai & Mr. Pialtos stated that they would prefer that the fence was further set back. Ms. Mattes reminded the Board that this is a secondary roadway as opposed to primary roads (or county road). Ms. Ferullo stated that she would like to come to a middle of the road agreement. Mr. Muccio stated that the Board had asked for further setbacks at WS meeting, which they complied with. Mr. DeNicola also commented on the revised setbacks, stated that it would now be 5 feet from the sidewalk. Mr. DiDio concurred that the fence should be moved back further. Mr. DeNicola suggested possible setbacks. The Board discussed it be put back another 2 feet from sidewalk. Mr. Pialtos opened to the public. \*Mr. King swore in each member who spoke from the public. Mr. Mattes of 72 Primrose Lane reminded the Board that this is a secondary road & that the fence should not need to be moved

back any further & that there is no safety issue here & he feels that the Board is misunderstanding this application; & he stated that the site triangle is clear. Ms. Baretta of 79 Durant Lane stated that she has lived in this area her whole life; & that this area is an unobstructed area & that there should be no concerns for safety. She stated she believed that the Board was being unfair to the applicant with the respect to further setback requirements. Ms. Cancro of 22 Goodwin Court stated that there would be no obstructions at all in the area if the applicants go with their plan, & that there is no reason to push the fence back further. Ms. Maric of 71 Primrose Lane spoke of her view of intersection & stated that there is no issue with traffic in this area. She stated that applicant should be permitted to install the fence without further setbacks. Mr. Pialtos reminded the public of the Board's concerns & stated that the applicant has agreed to revised setbacks. Ms. Giradin of 72 Primrose Lane spoke of her disagreement with the Board; stating that the fence setbacks would not be an issue & that she is in favor of the applicant's plan without further revisions. Mr. Giradin also commented on same, concurring that there would not be an issue with applicant installing fence as per plan submitted. Mr. Pialtos stated that the Board is not trying to give the applicant a hard time; however the Board was looking out for the safety of others. Ms. Mattes commented from a resident point of view. She asked Mr. DeNicola if he believed that the existing plan would comply with any safety issues. Mr. Pialtos spoke of the setbacks from the curb & reminded the public that the Board is looking at the safety feature. He stated that he didn't understand all this anger towards the Board. Ms. Heymann spoke of her concerns in regards to the height of trees not being looked at in the same way the height of a fence is looked at. She stated that there is over concern about fence height/setbacks. Mr. Muccio stated that he would prefer not to move it back an additional 2 feet, especially since it will not make a difference for safety purposes. Dr. Barad stated that the Board should rely on the professionals' testimony & also reminded the Board that Mr. DeNicola stated at the beginning of the meeting that the setbacks were fine. Mr. Barad stated he supports the application without the additional setbacks. Ms. Ferullo stated she believed Mr. DeNicola spoke of 5 feet off the property line. Mr. DeNicola responded stating that although 5 feet would be better, it doesn't necessarily mean it's right; reiterating that although the additional 2 feet would be better, it is up for debate. Ms. Batool stated that she concurs with Dr. Barad; supporting application without further revised setbacks. She also spoke to the public, stating they should not be angry with the Board, & that the Board is committed to their volunteer work, staying at late makes & looks for the best interest for the residents. Ms. Maric of 71 Primrose spoke again stating that she is not concerned about the safety of her children with the fence as is. Mayor Glidden spoke of the passion of both the Board & the public. He stated that he

didn't believe the Board was missing the point with this application. He also stated he didn't believe there were any issue with application as it's being proposed and proceeded to motion for approval (without additional setback revisions required). Dr. Barad seconded motion. Ms. Ferullo expressed her feelings regarding how she & the Board were spoken to & that the Board is only looking for the safety of the public. She stated that she was offended by the aggression towards the Board. Mr. Pialtos concurred with Ms. Ferullo & stated that the Board does everything for the safety of the town. Mayor Glidden, Ms. Heymann, Dr. Barad, Ms. Batool & Mr. Wong voted for approval; Councilwoman Amitai, Mr. Pialtos, Mr. DiDio voted against approval & Ms. Ferullo abstained. Ms. Mitchell asked for clarification of stipulations. Mr. DeNicola stated that the only (landscape) stipulation is low-growth.

Ms. Mattes spoke of her past times of sitting on the Boards & stated that even though she understood where the Board was coming from, however she is a professional & didn't believe the Board treating her as such. Mr. Pialtos stated that the Board wasn't treating them as if they didn't know what they were doing, but reiterated the concern for safety. Mr. Muccio thanked the Board for their time. Mayor Glidden thanked the Board members for their dedication.

Motion was made by Dr. Barad & seconded by Mayor Glidden to adjourn meeting. Meeting was adjourned at 11:05PM.