

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session (Virtual) Meeting
Wednesday,
July 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,
July 7th, 2021

Dr. Maddaloni called the Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, July 7th, 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:

Dr. Maddaloni (Chair)
Mayor Glidden
Councilwoman Amitai
Mr. Paltos- (Vice-Chair)
Ms. Heymann
Dr. Barad- 8:03PM
Mr. DiDio
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:

Ms. Brewster
Ms. Batool

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

Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve minutes of 04-29-21. All present were in favor of approval with the exception of Councilwoman Amitai who abstained. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve minutes of 05-05-21. All present were in favor of approval with the exception of Councilwoman Amitai who abstained. Motion was made by Mayor Glidden & seconded by Dr. Barad to approve minutes of 05-27-21. 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.

Ms. Federico spoke of soil movement application for the purpose of a new single family dwelling. She stated that items mentioned in Mr. DeNicola's review letter. Mr. DeNicola spoke of lowering the grading due to runoff & also suggested a berm be installed near area of the pool. He suggested that the applicant's engineer reach out to him to follow up on items mentioned. Mr. DeNicola also spoke of curbs & sidewalks & ADA curb ramp (certification required). Dr. Maddaloni asked for clarification regards # of trees to be removed. Councilwoman Amitai asked if the A/C & generator pads can be relocated. Ms. Federico stated that this was spoken of at the ZBA, & that location shown for pads is what was requested by the ZBA. Councilwoman Amitai asked about location of 2nd retaining wall. Mr. DeNicola responded. Ms. Ferullo asked about the 3rd tree spoken of, (that will NOT be removed). Ms. Federico responded. Mr. DiDio spoke of the increased elevation of the property. Mr. DeNicola spoke of the elevation of the driveway. Mr. DiDio spoke of the ZBA resolution, in regards to the new driveway. Dr. Barad spoke of the proposed impervious coverage. Mr. DeNicola stated that the walls need to be shown in the impervious coverage. Ms. Mitchell spoke of Mr. Kim's zoning approval for this application. Councilwoman Amitai asked for clarification regarding construction truck access. Mr. DeNicola responded. The Board spoke of the truck transportation route (amount of cubic yards of soil is 578CY). Mr. DeNicola spoke of a detail for inlet protection being submitted. Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to deem this application

complete with mentioned stipulations. All present were in favor of completeness. Ms. Mitchell spoke of deadline dates, etc.

Item # 2

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

Applicant: Muccio
Attorney: N/A

Mr. Muccio spoke of proposed 6-ft fence, Mr. DeNicola asked for clarification regarding height of fence in certain sections. Mr. Muccio spoke of the fence being a two-tone color (white & beige). Mr. King spoke of plans submitted & asked for clarification regarding height, stating that there was a discrepancy on the site plan. Mr. DeNicola stated that a revised site plan would be required. Mr. Pialtos asked about fence location as it pertains to distance from sidewalk. Mr. Muccio responded. Mr. DeNicola also commented on distance. Ms. Mattes (landscape architect) spoke of site plan submitted & also commented on fence distance from the sidewalk. Councilwoman Amitai spoke of 2 trees that have been removed. She also asked for clarification regarding location of fence. Mr. Muccio responded, speaking of patio location & privacy. Mr. Wong also spoke of trees. Ms. Ferullo spoke of her concerns regarding safety due to set back of proposed fence & also spoke of color of the fence, stating that color should be consistent with neighbor's fence. Ms. Mattes spoke of driveway location as it relates to fence location. Councilwoman Amitai asked Ms. Mattes about fence located at her property. Ms. Mattes responded. Mr. Muccio asked about requirements regarding noticing. Ms. Mitchell responded. Dr. Barad asked about driveway material. Ms. Mattes responded. Mr. DeNicola spoke of revision plan requirements. Ms. Mitchell confirmed deadline dates. Motion was made by Mayor Glidden & seconded by Ms. Ferullo to deem application complete. All present were in favor of completeness.

3- Old Business

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal- (Ordinance # 2019-1266): Councilwoman Amitai spoke of a change to the tree ordinance in regards to the tree companies being responsible for the fines when doing works without permits. Dr. Barad spoke of amending the 200ft noticing requirement; Ms. Mitchell spoke of same. Councilwoman Amitai stated that the change regarding the 200ft. noticing would be done next time around.

Mr. DeNicola suggested that the applicant's engineer/professionals be present at both the Work Session & the hearings. The Board concurred. Motion was made by Dr. Barad & seconded by Councilwoman Amitai to require the applicant's professionals to be present at both WS & hearings. All present were in favor of motion. The Board also discussed the possibility of requiring architectural plans to be submitted as part of a Soil Movement application. Mr. King spoke of procedure & stated he would need to look over the ordinance to clarify what would need to be done in order to require this.

Follow-Up Regarding Recommendation of Possible Zoning Regulations based on previous Board Discussion: Ms. Heymann stated that the subcommittee has continued to meet. She stated that the subcommittee is not ready to make any decisions at this point.

4- New Business:

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 this be placed in the conservation zone. Mr. DeNicola expressed concerns regarding DEP's involvement. Ms. Heymann further discussed. Dr. Barad commented on same. Mr. King suggested that this carry to the next meeting (will carry to Aug 4th).

Dr. Barad spoke of installation of cell phone antennas/ poles/ towers. (He stated that Ms. Brewster expressed her concerns) Mr. DeNicola stated that there is an ordinance in play regarding mentioned. The Board continued to discuss.

Dr. Maddaloni spoke of replacement of street lamps, expressing his concerns of the brightness of the lamps. The Board continued to discuss. Mayor Glidden stated he believed the town can change the light to take care of this issue.

Motion was made by Mr. Pialtos & seconded by Mayor Glidden to adjourn meeting. Meeting was adjourned at 9:25PM.