

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Regular Monthly Meeting (Virtual) Meeting**  
Thursday,  
June 24<sup>th</sup>, 2021  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday,  
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Dr. Maddaloni, Chair called the Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, June 24th, 2021 to order at 8:02PM. 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  
Councilwoman Amitai  
Dr. Maddaloni- (Chair)  
Mr. Pialtos- (Vice-Chair)  
Ms. Heymann  
Dr. Barad- 8:15PM  
Ms. Brewster  
Mr. DiDio  
Ms. Ferullo-(Alt#1)  
Mr. Wong (Alt # 2)  
Ms. Mocco-Acting Board Attorney  
Mr. DeNicola-, Board Engineer  
Rose Mitchell, Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Ms. Batool  
Mr. King- Board Attorney

Dr. Maddaloni read correspondence list. (No comments at this time)

Item # 1

Block 907, Lot 27  
279 Demarest Avenue  
Application # P-2021-01

Applicant: 279 Demarest LLC  
Attorney: Donna Vellekamp, Esq.

Ms. Vellekamp spoke of Major Soil Movement application for purpose of a new single family dwelling. Ms. Mitchell confirmed that the notice was properly done. Ms. Mocco swore in Mr. Lantelme of 101 West Street, Hillsdale, NJ. Mr. Lantelme mentioned Mr. DeNicola's review letter & spoke of revision plans submitted, (June 10<sup>th</sup>, 2021 being the latest revision date) marked as exhibit A. As part of his testimony, Mr. Lantelme mentioned that 2 trees would be removed. Ms. Mitchell asked for clarification of amount of soil. Mr. DeNicola responded, stating the soil movement quantity should be 413 CY. Mr. DeNicola stated that the retaining wall must be included in the impervious coverage calculations. (Impervious must be taken away from another area). The Board spoke of water elevations. Mr. Lantelme commented on same. The Board spoke of the proposed pool; which Ms. Mitchell confirmed has been approved by the Zoning Officer. Mr. Lantelme responded to items listed on Mr. DeNicola's review letter. Mr. DeNicola requested a copy of the application that was submitted to the DEP. Ms. Brewster spoke of snow piles along the fence (plowed by St. Mary's church); expressing concerns of water drainage. Mr. DeNicola commented on same. Ms. Vellekamp reminded the Board that this application was here for soil movement only. The Board continued to speak of drainage. Mr. Lantelme continued to speak of how the items on Mr. DeNicola's review letter were addressed. Mr. Pialtos spoke of the proposed configuration of seepage pits. Mr. Lantelme responded. Dr. Maddaloni also spoke of location of seepage pits. Mr. Lantelme spoke of grate that will be installed (earlier mentioned as stipulation). Ms. Ferullo asked about the zoning approval regarding pool. Ms. Mitchell confirmed that the pool was approved as part of the original zoning permit. Mr. Wong asked about the proposed sidewalks/curbs (referring to grass buffer). Mr. Lantelme & Mr. DeNicola commented on same; speaking of a 2-foot buffer in front of the sidewalk. Mayor Glidden asked for clarification regarding variance requests. Mr. Lantelme responding stating that there was no variances required/requested. Councilwoman Amitai asked for clarification regarding water table calculations. Mr. Lantelme responded & also stated that this site is not in a floodplain. Councilwoman Amitai asked about U/G electric. Mr. Lantelme responded, stating that the utility pole is located on the opposite side of street. Councilwoman Amitai spoke of installation of French drains. The Board continued to speak of possible drainage issues. Ms. Ferullo asked for further information regarding location of

FEMA map. Mr. Lantelme responded, also speaking of water test conducted. Dr. Maddaloni spoke of stipulation for approval include required buffer. Ms. Vellekamp stated that this was not required by code. Ms. Mocco also stated that the Board was permitted to require such stipulations. The Board continued to speak of possible solutions/stipulations. Councilwoman Amitai asked about footprint of new house. Mr. Lantelme & Mr. DeNicola responded. Mr. Lantelme spoke of the report from Johnson soils. Ms. Brewster commented on mentioned report. Mr. DeNicola also commented on same. Councilwoman Amitai asked for further clarification regarding water level. Mr. DeNicola responded speaking of the ground water elevation. Dr. Barad asked for clarification of impervious coverage. Mr. Lantelme responded, also speaking of the pool & the apron around the pool being included. It was confirmed that the impervious coverage would be maxed out. Mr. DeNicola spoke of the adjacent driveway (the church's driveway); He suggested that the applicant do not include that in the impervious coverage calculations. The Board discussed church access regarding driveway & easement. Ms. Brewster spoke of the 2 fences & the trees located in the middle of them. Mr. Lantelme also spoke of mentioned fences. The Board continued to speak of application & possible stipulations. Ms. Heymann expressed her concerns regarding water table. The Board concurred & discussed possible solutions. Mr. DiDio stated that installing a generator is very important & continued to express his concerns regarding water drainage. Mr. Lantelme spoke of the drainage calculations. The Board continued to discuss the concerns regarding flooding, & water issues. Dr. Maddaloni opened meeting to the public. Mr. Reines of 290 Demarest Avenue asked about the slope & grading of property (front to back) in regards to the sidewalk & drainage. Mr. Lantelme responded speaking of elevations & the slope. Mr. Reines complimented the Board for the job I do. Mr. Reines expressed his concerns of flooding & also his concern regarding impervious coverage. Councilwoman Amitai spoke of sidewalks; Mr. DeNicola commented on same. The Board stated that it is important to have sidewalks there, especially since kids walk to school that way. Ms. Ferullo asked about proposed fence. It was stated that a fence would be required due to proposed pool. The Board discussed stipulations for approval of this application. Motion was made by Dr. Maddaloni & seconded by Ms. Heymann with mentioned stipulations. All present were in favor of approval with the exception of Mr. DiDio & Mr. Paltos who voted against approval.

Motion was made by Mayor Glidden & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 10:13PM.