

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Regular Monthly Meeting (Virtual) Meeting**  
Thursday,  
May 27th, 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, May 27<sup>th</sup>, 2021 to order at 8:04 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  
Councilwoman Amitai  
Dr. Maddaloni- (Chair)  
Mr. Pialtos- (Vice-Chair)  
Ms. Heymann  
Dr. Barad  
Ms. Brewster  
Ms. Batool  
Ms. Ferullo-(Alt#1)  
Mr. Wong (Alt # 2)  
Mr. Regan- 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. DiDio  
Mr. King

Dr. Maddaloni read correspondence list.

Item # 1

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

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

Announcement was made that this application will carry to the June 24<sup>th</sup> Regular Monthly meeting.

Item # 2

Block 308, Lot 16  
37 Bethany Circle  
Application # P-2021-04

Applicant: Hoogenboom  
Attorney: N/A

Resolution Approval: The Board briefly discussed the fence approval & the conditions mentioned in resolution (regarding color of fence). Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to approve/memorialize resolution. All present were in favor of approval with the exception of Dr. Maddaloni & Ms. Batool who were not qualified to vote.

3- Resolution Approval regarding Ordinance # 2021:1279:

Councilwoman Amitai spoke of the resolution that was approved at the Council level. Ms. Amitai spoke of paragraph two in the PB resolution speaking of the Master Plan. Motion was made by Dr. Barad & seconded by Councilwoman Amitai to approve/memorialize resolution. All present were in favor of approval with the exception of Dr. Maddaloni who abstained; he proceeded to explain the reason for abstaining. (Speaking of the Master Plan being Cannabis neutral, therefore being neither consistent nor non-consistent.) & Ms. Batool was not qualified to vote.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to cancel the June 2<sup>nd</sup> W.S. meeting. All were in favor of cancelation.

The Board discussed the possibility of meeting in person again. Dr. Barad spoke of the advantages of on-line meetings & also spoke of the convenience of PDF plans. Ms. Mitchell also suggested the Board consider working off PDF plans in order to save on hard copies & mailings. The Board continued to discuss future in person meetings/limitations. The majority of the Board thought it would be best to start

again sometime in the fall. Ms. Batool suggested giving members the option to be in person or online. The Board expressed the concerns of the Council Chambers getting too crowded. Dr. Maddaloni stated that he is in favor of meeting in person. The Board continued to discuss the pros & cons. Mr. Regan also spoke of the protocols.

The Board spoke of the upcoming Memorial Day parade & the PB float. Mayor Glidden thanked the members who put the float together.

Mayor Glidden spoke of the upcoming PBA officer of the year award event

Ms. Heymann spoke of upcoming senior center outdoor event

Councilwoman Amitai spoke of the new employees in the Borough's Building Dept.

Motion was made by Mayor Glidden & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 9:03PM.