

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly (Virtual) Meeting
Thursday,
October 28th, 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 called the Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, October 28th, 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:

Dr. Maddaloni (Chair)
Mr. Pialtos- (Vice-Chair)
Councilwoman Amitai
Ms. Heymann
Dr. Barad
Ms. Batool
Mr. Wong (Alt # 2)
Mr. 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:

Mayor Glidden
Ms. Brewster
Mr. DiDio
Ms. Ferullo (Alt # 1)
Mr. King- Board Attorney

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

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 proposed soil movement approval application for the purposes of new construction. Ms. Mocco swore in Mr. Hubschman (Applicant's Engineer) of 263 South Washington Avenue, Bergenfield, NJ. Mr. Hubschman spoke of revised plan submitted. Mr. Hubschman stated that the DEP permit has been obtained & continued to speak of items on revised plan submitted. Mr. DeNicola stated that he is satisfied with revision plan submitted. Councilwoman Amitai asked testing borings that was to take place prior to hearing. Mr. Hubschman responded, stating that it wasn't available to get this done prior to hearing. Councilwoman Amitai asked about the removal of the pole spoke of at the WS meeting. Mr. Hubschman responded. Councilwoman Amitai spoke of water table calculations. Mr. Hubschman reiterated that it was not possible to get the testing conducted prior to the hearing & that the testing will be conducted. Mr. DeNicola spoke of the water table/ground water elevation. Ms. Mocco spoke of the Board's rights regarding considerations & stipulations. Dr. Maddaloni expressed his concerns regarding water table. Mr. Hubschman spoke of UG electric being installed. Dr. Maddaloni spoke of the front yard setback. Mr. DeNicola commented on same. Dr. Maddaloni spoke of the proposed garage, asking if this can be relocated. Mr. Hubschman responded, speaking of what the H/O desired to have. Mr. Pialtos spoke of the water table, stating that he believed the testing could have been done prior to the hearing. Ms. Vellekamp stated that they were unable to get mark outs in a timely fashion. Mr. Pialtos expressed his concerns; also for the future owners of house. Ms. Batool also expressed her concerns regarding water issues; stating this would need to be a condition. Mr. DeNicola spoke of the flood plan & also of the ground water. Ms. Batool reiterated the importance of making this item a conditional approval. The Board continued to discuss. Ms. Mitchell stated that she believed that the H/O is currently residing at 46 Hickory Lane & will be residing at 54 Hickory Lane once constructed. Ms. Mocco stated that the applicant would need to consent for extension of time, if the Board decided to carry this application. Ms. Mitchell stated that the next scheduled hearing would take place on December 1st, due to the Thanksgiving Holiday. Councilwoman Amitai thanked the applicant for including shade trees, even though not required. Dr. Maddaloni opened to the public. There were no questions or comments at this time. Dr. Maddaloni stated he would be okay with a conditional approval. Dr. Barad asked about process re-

garding condition being met. Mr. DeNicola responded. Dr. Barad continued to speak of the water table. Mr. Hubschman commented on same. After further discussion/deliberation by the Board members & the applicant's attorney; decision was made to carry this application to the next hearing date (December 1st); & it was stated that required information & revised site plans would need to be submitted prior. Mr. DeNicola spoke of items that should be included on the revised plans. It was also announced that the applicant's notice will carry.

Councilwoman Amitai requested that Mr. DeNicola assist in helping the Board with the reading/understanding of site plans. Mr. DeNicola agreed. Ms. Heymann spoke of an NJ Association which gives lessons on reading site plans. Dr. Maddaloni requested that Ms. Heymann send link of mentioned to the Board. Ms. Heymann spoke of the difficulties in getting a response from the utility companies, understanding the previous applicant's dilemma. Mr. Paltos disagreed stating that applicant had used the weather as an excuse & also stated that they also should have notified the Board Coordinator if they were not prepared. Ms. Batool commented on same, speaking of the Board allowing too many conditions. Dr. Maddaloni stated that there will be some cases where the Board needs to approve applications with stipulations/conditions.

Motion was made by Dr. Barad & seconded by Councilwoman Amitai to cancel the November 3rd WS meeting. All present were in favor of cancelation.

Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 9:30PM.