

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session (Virtual) Meeting
Thursday,
April 28th, 2022
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,
April 28th, 2022

Dr. Maddaloni, Chairman called the Virtual Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, April 28th, 2022 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 P.M.

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)
Ms. Heymann
Dr. Barad
Mr. DiDio
Ms. Batool
Ms. Ferullo
Ms. Blum (Alt #2)
Mr. Neiss- 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
Councilwoman Amitai
Mr. Pialtos- (Vice-Chair)
Mr. Wong- (Alt # 1)

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

Item # 1

Block 1904, Lot 7
14 Walker Avenue
Application # P-2022-01

Applicant: 14 Walker, LLC
Attorney: Donna Vellekamp, Esq.

Ms. Vellekamp spoke of Soil Movement application, confirming the amount of 866 CY of soil. Mr. Neiss swore in Mr. Frenzel of 30 Madison Avenue, Paramus, NJ. Mr. Frenzel spoke of revised site plan submitted, dated through 04-13-22 (marked as exhibit A-1). He confirmed that there is no import of soil planned for this project. Mr. Frenzel also spoke of proposed low retain-

ing wall; slope of property & seepage pits. Mr. Frenzel responded to comments from the town's Environmental Commission; speaking of trees & drainage. Ms. Vellekamp commented on same & also stated she spoke to Mr. Fuchs regarding tree plantings. Mr. Frenzel spoke of one specific tree being removed due to excavation of pool. Mr. Frenzel stated that the proposed seepage pits would suffice for trees being removed. Ms. Mitchell spoke of shade tree requirement regarding relocation of Maple tree. Dr. Maddaloni asked for clarification regarding runoff. Mr. DeNicola responded speaking of runoff being retained on site. Mr. DeNicola stated that swale elevations should show on site work permit. Mr. DeNicola also spoke of 1 large tree (split tree); stating this may be able to be saved. Mr. Frenzel responded speaking of the root system being compromised. Mr. DeNicola suggested a slight change of pool location. Dr. Maddaloni commented on same, also speaking of the tree canopy. Mr. Frenzel stated that it may be possible to relocate the pool; however he did want to consult a tree expert. Ms. Ferullo asked for confirmation regarding the number of trees to be removed. Mr. Frenzel responded. Ms. Mitchell confirmed number of trees to be removed as per Mr. Fuchs' report. Dr. Barad asked for clarification regarding response to EC concerns. Mr. DeNicola & Mr. Frenzel responded, speaking of seepage pits draining excess water. Dr. Maddaloni spoke of tree mitigation. Dr. Maddaloni opened to the public; there were no questions at this time. Ms. Batool stated that as long as tree issues were resolved, that she is in favor of this application. Dr. Barad also commented on mentioned; speaking of the possible solutions regarding trees. Ms. Heymann complimented the EC for their thorough report. Mr. DiDio stated that he was happy there would be improvement regarding runoff. Mr. DeNicola spoke of possible stipulations regarding maintaining the 40inch tree, the Shade tree (Maple) & the swale elevations. The Board also spoke of the applicant's recognition of being maxed in with impervious coverage. Motion was made by Dr. Barad & seconded by Ms. Ferullo to approve application with mentioned stipulations. All present were in favor of approval.

Item # 2

Block 2102, Lot 57
59 Hickory Lane
Application # P-2022-03

Applicant: Hickory Development Closter, LLC
Attorney: Dean Stamos, Esq.

Mr. Stamos spoke of Minor Subdivision application. He stated that two complying lots would be involved & that no variances would be needed. Mr. Neiss swore in Mr. McClellan (on behalf of Mr. Wilder) of 101 West Street, Hillsdale, NJ. Mr. McClellan spoke of revised plans submitted. (Minor Subdivision Plan marked as Ex A-1 & Set-Back & Tree survey marked as Ex A-2). He stated that all setbacks & coverages will be met. Mr. Stamos confirmed that they will comply. Dr. Maddaloni asked for clarification regarding compliance. Mr. Neiss responded. Ms. Mitchell also spoke of zoning compliance prior to building proposed houses in the future. Mr. DeNicola stated that the applicant was unable to secure the drainage information requested (on Hickory Lane); therefore this should be a stipulation of approval. Dr. Maddaloni asked about surrounding properties on Hickory; pertaining to acreage. Mr. McClellan responded, referring to maps. Ms. Blum spoke of note # 5 on plan, speaking of flood zone. It was confirmed that this is not in a flood zone. Dr. Barad asked about the right-of-way mentioned. Mr. McClellan responded stating that right-of-way is not located on this property. Mr. DeNicola commented on same speaking of access to the cemetery & that this has no effect on this application. Mr. DiDio spoke

of the no trespassing sign posted there. Mr. DeNicola spoke of the access to a couple residential lots. Mr. DiDio spoke of the Hickory Lane stream, asking about wetlands in this area. Mr. DeNicola responded, speaking of possible restrictions in the future (once developing on property). Dr. Maddaloni opened to the public; there were no questions/comments at this time. Dr. Maddaloni stated that he is comfortable with approving this application based on information spoken of. Ms. Heymann commented on the right-of-way previously spoken of; & that she does not see an impact to this property at all. Motion was made by Mr. DiDio & seconded by Ms. Batool to approve application with mentioned stipulations. All present were in favor of approval. Mr. DeNicola spoke of the fee in regards to updating tax maps. Ms. Mitchell confirmed fee amount (to be paid by the applicant)

Ms. Blum spoke of the tree bond, stating that she believed it should be at a higher amount.

Motion was made by Mr. DiDio & seconded by Ms. Batool to adjourn meeting. Meeting was adjourned at 9:27PM