

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session (Virtual) Meeting
Wednesday,
April 6th, 2022
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Work Session Meeting
Wednesday,
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Dr. Maddaloni, Chairman called the Virtual Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, April 6th, 2022 to order at 8:02 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:

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

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

Motion was made by Mr. DiDio & seconded by Dr. Barad to approve the February 24th, 2022 minutes. All present were in favor of approval with the exception of Mr. Pialtos, Ms. Batool & Ms. Ferullo who abstained. . Motion was made by Mr. Di-Dio & seconded by Mayor Glidden to approve the March 2nd, 2022 minutes. All present were in favor of approval with the exception of Ms. Batool who abstained.

Open Meeting to the Public: No Comments at this time.

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 for purpose of construction of a new single family house. Mr. Cherchia swore in Mr. Frenzel of 30 Madison Avenue, Paramus, NJ. Mr. Frenzel spoke of application & plans submitted. Dr. Maddaloni asked for clarification regarding covered porch vs. covered deck. Mr. Frenzel stated that this would be an architect question. He did confirm that porch is included in coverage. Mr. Frenzel spoke of each item mentioned in Mr. DeNicola's review letter, & stated that all items would be complied with. Mr. DeNicola stated that there is no room for error with setbacks, impervious coverage, height... Ms. Mitchell spoke of items listed on the zoning approval. Mr. DeNicola stated that retaining wall would require fence & also spoke of trees. Mr. Frenzel commented on same, stating that these items will be addressed on revised plans. Mr. Paltos spoke of the coverage around the pool, commented on the need for pavers around pool instead of grass. Ms. Vellekamp responded, stating that this would not be required, & that this is the way the applicant desires it to be. Councilwoman Amitai thanked the engineer for the preparation of the site plan & spoke of the average setbacks. Mr. DeNicola commented on same. Mr. DiDio spoke of size of the house, & requested architect plan be submitted. He also expressed concerns regarding water table. Mr. Frenzel responded, speaking of seepage pits & ground water elevations. Mr. DiDio asked about basement ceiling height. Mr. Frenzel responded, stating that the height was approximately 9 feet. Dr. Maddaloni asked if there was a basement or a cellar. Mr. DeNicola stated that as of now it's a cellar, & he also spoke of proposed seepage pits. Motion was made by Mayor Glidden & seconded by Dr. Barad to deem application complete. Mr. DiDio suggested a stipulation of applicant not being permitted to come before any Boards in the future. Mr. Cherchia stated that this would not be considered part of completeness. All present were in favor (alternate member votes not needed) of completeness with stipulations mentioned in Mr. DeNicola's letter. Ms. Ferullo spoke of water table testing. Ms. Vellekamp stated that this is not a required condition. Mr. Cherchia concurred with Ms. Vellekamp. Ms. Mitchell confirmed deadline/meeting dates. Mayor Glidden stated that he is looking forward to this improvement of Walker Avenue.

Item # 2

Block 1605, Lot 17
515 Piermont Road
Application # P-2022-02

Applicant: LVB, Inc.
Attorneys: Andrew Kohut, Esq.

Mr. Liebman was present of behalf of Mr. Kohut. Mr. Liebman spoke of site plan application, stating that the nursery would be a permitted use in this zone. Mr. Cherchia swore in Mr. Ashbahian (Professional Engineer, Architect & Planner) of 39 Spring Street, Ramsey, NJ. Mr. Ashbahian spoke of plans dated March 17th, 2022 & also spoke of the items in Mr. DeNicola's review letter. Mr. DeNicola spoke of pads shown on plan that are not on the site; asking professional to revise plan to show site as it is. Mr. Liebman & Mr. Ashbahian continued to address the items of Mr. DeNicola's review letter. Dr. Maddaloni spoke of parking. Mr. Liebman commented on same. Mr. Liebman also clarified that no trees are proposed for

removal. Mr. DeNicola spoke of the importance of proper parking plan including proper signage & recommended the Board require this. Mr. Paltos spoke of this property being part of the COAH housing approval; stating this was settled in court

Mr. Liebman responded, speaking of this zone in the Borough ordinance allowing high density uses, however it still provides/allows other uses in this zone, including a nursery use. Mr. Paltos spoke of the Fair Housing Authority. Mr. Liebman stated that this was not required. Mr. Cherchia stated that his office will look into this further; and also stated that the Board is capable of voting on the completeness of this application this evening. Mayor Glidden stated that the fair sharing housing approval is irrelevant; since there is no requirement. Mayor Glidden spoke of the notice of further review letter from the Construction Official, asking for further clarification. Mr. DeNicola responded, stating that this use is a permitted use in the zone. Mr. Kim (ZO) also spoke of the permitted use. Ms. Mitchell clarified that the zoning approval from Mr. Kim was emailed to the Board members. Councilwoman Amitai spoke of all the time & negotiations that took place regarding the intention to include this as part of the COAH plan; & stated she was furious that this application will effect that; & stated that she didn't believe this application should be heard. Mr. DiDio concurred. Councilwoman Amitai asked for clarification regarding ownership. Mr. Liebman responded, speaking of the principle owners. Mr. Liebman stated that all this is irrelevant to this specific app-lication; & reiterated that this use meets the current zone. Mr. Cherchia reiterated that the Board can proceed with this completeness session. Councilwoman Amati reiterated the COAH obligation. Mr. Paltos suggested extending this application until further review by the attorneys. Ms. Heymann also expressed her concerns regarding this property being part of the COAH obligation. Mr. DiDio concurred with mentioned concerns; He also spoke of a needed traffic study. Mr. Paltos suggested a traffic expert & a planner to be part of this application. Mr. Cherchia reinstated that the purpose of this is for the Board to deem the application complete or not. Mr. DeNicola spoke of items missing that should be shown on the survey. Ms. Heymann continued to speak of clarifying the COAH pledge. Mr. Liebman clarified the affordable housing requirement, also speaking of the zoning. Mayor Glidden stated that the Board must focus on completeness. Motion was made by Mayor Glidden & seconded by Mr. DiDio to deem application incomplete; based on input from the Board engineer. Dr. Maddaloni reiterated that this motion is not based on COAH clarification, but is based on the Board engineer comments in regards to incomplete plan. All present were in favor of incompleteness. (Alternates did not need to vote). Ms. Mitchell spoke of deadline dates for next WS meeting. Mr. Cherchia stated that he will report back to Mr. Neiss regarding this meeting's discussion. Ms. Blum commented on mentioned.

Item # 3

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. Mr. Cherchia swore in Mr. Garito of 265 Rt 34, Kollsneck, NJ. Mr. Stamos stated that this is an oversized lot. Mr. Garito concurred. Mr. Stamos & Mr. Garito spoke of items of Mr. DeNicola's review letter; stating that all items can be complied with. Councilwoman Amitai spoke of site plan mentioning location of a flood zone.

Mr. DeNicola stated that since there is no development plan at this time, this would not affect the subdivision approval. Councilwoman Amitai asked about width of lots. Mr. Garito responded. Mr. DeNicola commented on same, stating mentioned was shown on map. Mr. Pialtos asked about FAR for both lots. Mr. DeNicola responded. Mr. Pialtos spoke of architect plans; Mr. DeNicola & Dr. Maddaloni stated that since there is no development at this time that architect plans would not be prepared. Dr. Barad spoke of the large size of the lot. Motion was made by Mr. DiDio & seconded by Councilwoman Amitai to deem application complete. All present were in favor of completeness with stipulations noted in Mr. DeNicola's review letter. (Alternate members did not need to vote). Ms. Ferullo requested clearer specifications on plan. Mr. DeNicola commented on same, stating that mentioned items are listed on submitted plan. Ms. Mitchell spoke of deadline & meeting dates.

4-Old Business

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal
(Ordinance # 2019-1266)

Follow-Up Ordinance regarding Electric Car Charging Stations
Ordinance regarding requirement of U/G Electric
Ordinance regarding enforcement of homes that are not
Homeowner Occupied

- These items will carry to next WS; since Mr. Neiss is not present.

Councilwoman Amitai stated she believed a planner should be present for the 515 Piermont Road application (*this would need to be discussed with applicant at next WS meeting)

Discussion of Fee Schedule: Will carry to the next WS meeting

Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to approve the special meeting stipend for Ms. Mitchell in regards to the April 9th Special Saturday Meeting. All present were in favor of approval.

Mr. Pialtos spoke there being more communication between the Boards & the Building Department, suggesting this be brought up at the special meeting.

Mayor Glidden spoke of the purpose of the upcoming April 9th & the importance of the Boards & Council getting together.

Motion was made by Dr. Barad & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 10:27PM