

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Regular Monthly**  
**(Virtual) Meeting**  
Thursday, February 24th, 2022  
8:00 P.M.

Prepared & Submitted by:  
**Rose Mitchell**  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday,  
February 24th, 2022

Dr. Maddaloni, Chairman called the Virtual Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, February 24th, 2022 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 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)  
Ms. Heymann  
Dr. Barad  
Mr. DiDio  
Mr. Wong (Alt # 1)  
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:

Mr. Paltos- (Vice-Chair)  
Ms. Batool  
Ms. Ferullo

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

Dr. Maddaloni stated that although there are no new applications on the agenda for the April Work Session meeting; a meeting would still take place due to important items which need to be discussed.

Dr. Maddaloni also spoke of the difficulties of virtual meetings, & reminded members to use the raise hand meme to keep things in order

Item # 1

Block 2404, Lot 24  
674 Closter Dock Road  
Application # P-2020-09

Applicant: Chan  
Attorney: Mr. Kleiner, Esq.

Mr. Kleiner, Esq. was present to represent Mr. Chan. Mr. Kleiner spoke of the ZBA meeting that took place on February 16<sup>th</sup> speaking of the hardship C variance regarding width. Mr. Neiss confirmed mentioned, speaking of draft resolution regarding mentioned. Mr. DeNicola stated that all items in his review letter have been addressed. Mr. Neiss swore in Mr. Skrable of 65 Ramapo Valley Road, Mahwah, NJ. Mr. Skrable confirmed that he has appeared before the PB on other occasions. Mr. Skrable spoke of revised site plan submitted, dated through 1-6-22. Mr. Skrable spoke of soil movement calculations, driveway configuration, trees, drainage, etc. Mr. DeNicola recommended two additional cleanouts be installed on northern side of property. Mr. Neiss spoke of ZBA stipulation regarding driveway configuration/location. Mr. Kleiner also spoke of same, concurring with mentioned stipulations. Dr. Barad asked if another plan would be required to show change of driveway. Mr. DeNicola responded, stating that item would be check as part of the site work permit. Councilwoman Amitai asked for clarification regarding proposed tree mitigation. The Board spoke of hedge row stipulations. Ms. Mitchell stated that the STC is requiring 2 shade trees to be planted. Mr. Skrable also commented on the shade tree plantings. Mr. Neiss spoke of ZBA resolution regarding Shade tree plantings. Mr. DeNicola commented on same, recommending 4 shade trees to be planted, (2 along Lake St. & 2 along CDR, behind the sidewalk.) Councilwoman Amitai spoke of tree bond/escrows that are posted. Dr. Maddaloni opened up to the public for questions on testimony; there were no questions at this time. There were also no comments from the public regarding this application. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to approve application with mentioned stipulations. All present were in favor of approval.

Item #2

Block 2104, Lot 8  
8 Sherman Avenue  
Application #P-2021-02- (Amendment)

Applicant: Diamond Engineer & Dev.  
Attorney: Ms. Vellekamp

Mr. Neiss swore in Mr. Hubschman of 263 South Washington Avenue, Bergenfield, NJ. It was confirmed that he has been before the PB many times. Mr. Hubschman spoke of the revised plan submitted, dated through 1-12-22. Mentioned plan shows change in retaining wall & area around pool. Mr. Hubschman spoke of trees; 2 specific trees were spoken of that are in poor condition. Mr. DeNicola spoke of grading towards westerly neighbor. Mr. Hubschman spoke of the proposal of less impervious coverage & seepage pit installation, & that drainage should not be an issue. Ms. Blum complimented Diamond Engineering on their projects. Ms. Blum asked for clarification regarding size of pool. Mr. Hubschman responded, speaking of dimensions. Ms. Blum also asked if applicant would consider installing U/G electric; due to the look. Ms. Vellekamp stated she didn't believe that this was part of a soil movement application. Dr. Maddaloni commented on same, concurring with Ms. Vellekamp. Councilwoman Amitai stated that she agreed with installation of U/G electric. She also spoke of trees & seepage pits near the pool. Mr. DeNicola commented on same, speaking of Mr. Hubschman's testimony regarding arborvitaes to be planted. There were no comments/questions from the public at this time. Motion was made by Mayor Glidden & seconded by Dr. Barad to approve application, with mentioned stipulations. All present were in favor of approval with the exception of Ms.

Blum who was not qualified to vote. Mr. DeNicola confirmed that the revised wall is a dry lay wall instead of a keystone wall (as proposed in the original application).

Reformation of Subcommittees will take place on April 6<sup>th</sup>- Ms. Mitchell mentioned the names of the Subcommittees.

Mayor Glidden spoke of the Village School project; stating that interviews were taking place for a new developer; He also spoke of the issue of the great increase in costs. Dr. Maddaloni spoke of same. Mayor Glidden stated that it's been a while since the Borough has had a joint-board meeting & stated that he will be planning one in the very near future. Dr. Maddaloni concurred that this meeting should be held in person. Ms. Heymann commented on same.

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 9:45PM