

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly
(Virtual) Meeting
Thursday, January 27th, 2022
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
January 27th, 2022

Dr. Maddaloni, Chairman called the Virtual Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 27th, 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.

Dr. Maddaloni spoke of the meeting that took place regarding appointing Mr. Neiss of Beattie Padavano as interim PB Attorney. Mr. Neiss spoke of his professional background. Mayor Glidden stated that as per the Borough Attorney, it is required that the position must be RFQ'd, & that Mr. Neiss would be appointed on a temporary basis at this time. Motion was made by Dr. Maddaloni & seconded by Mr. Paltos to appoint Mr. Neiss as the interim PB attorney. All present were in favor.

The following Planning Board members and professional persons were present at the meeting:

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Paltos (Vice-Chair)
Ms. Heymann
Dr. Barad
Mr. DiDio
Ms. Batool
Ms. Ferullo
Mr. Wong (Alt # 1)
Ms. Blum (Alt #2)
Ms. 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:
N/A

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

Item # 1

Block 2204, Lot 6
56 Taylor Drive
Application # P-2021-09

Applicant: RF Properties LLC
Attorney: Matthew Capizzi

Mr. Capizzi spoke of proposed Soil Movement application. Mr. DeNicola spoke of his review. Ms. Mocco swore in Mr. McClellan (Applicant's Engineer) of Westwood NJ. Mr. McClellan spoke of plan dated thru September 2021 & also commented on Mr. DeNicola's review letter. Mr. DeNicola spoke of truck route & amount of soil (450 CY) to be removed. Ms. Mitchell also spoke of route. The Board continued to discuss route. Mr. McClellan continued to discuss items on Mr. DeNicola's review letter. Mr. DeNicola spoke of adding sidewalk/curb detail to plan & also spoke of STC requirement regarding planting of tree. Dr. Maddaloni commented on tree diameter requirement as per STC report. Councilwoman Amitai asked about County deed being recording & also spoke of names on deed. Mr. Capizzi responded. Councilwoman Amitai spoke of site plan pertaining to proposed house placement so that it appears to be a corner property. Mr. DeNicola clarified mentioned. Councilwoman Amitai also asked for clarification in regards to property line dimensions. Mr. McClellan responded. Mr. DiDio asked about trees shown on site plan (right side of property) & also spoke of chain link fence. Mr. McClellan stated that the fence spoken of will be removed. Mr. DiDio also asked how the trees would be affected when fence is removed. Mr. DeNicola responded speaking of requirement of silt fencing. Ms. Blum spoke of proposed sidewalk. Mr. McClellan stated location of mentioned will be corrected on site plan. Dr. Maddaloni opened to the public; there were no questions/comments at this time. Motion was made by Councilwoman Amitai & seconded by Mr. Paltos to approve application. All present were in favor. (Alternate votes were not needed.)

Item # 2

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

Applicant: Chan
Attorney: N/A

Ms. Mocco stated that it has recently come to her attention that this application would be required to go before the ZBA for variance approval prior to hearing the Soil Movement application. Mr. Shemtov (Applicant's GC) stated that he didn't believe this would need ZBA approval, also speaking of a previous site (lot size related) that he was involved in, which was also advised that variance was needed, however it was then determined that it was not required. Dr. Maddaloni spoke of lot size as it pertains to preexisting nonconformity, stating that it was not possible to change the lot size. Ms. Mitchell confirmed that zoning approval was given by the Zoning Officer. Mr. Shemtov stated that the ZO did not change his ruling. Ms. Mitchell spoke of the 12 Henmar case. Ms. Mocco reiterated that she did believe that this falls within the ZBA jurisdiction. Mr. Baboo (on behalf of the applicant) joined the call. Ms. Mocco explained to Mr. Baboo the reasoning for the purpose of ZBA approval. Mr. DiDio asked if Mr. Baboo was here speaking as a resident or as a ZBA member, expressing concerns about conflict of interest. Mr. Baboo stated that he would recuse himself from application if this came before the board. Ms. Mocco suggested that Mr. Baboo wait to speak as a member of the public. Mr. Chan expressed his displeasure pertaining to the need to go the ZBA not being enforced at an earlier date. Dr. Maddaloni reiterated that this is a preexisting nonconformity pertaining to the land. Ms. Mocco stated she believed that feedback from the ZBA was important. Mr. Shemtov spoke again of the 12 Henmar case, which did not need to go to the ZBA. Councilwoman Amitai spoke of the 12 Henmar ZBA resolution. Dr. Maddaloni stated that the Board is inflicted on this matter & that

he believed that the recommendation of the Board professionals should not be overruled. Mr. Shemtov reminded the Board that the applicant has received a zoning approval. Ms. Ferullo spoke of the PB's lack of jurisdiction due to the house being demoed. Ms. Mitchell also spoke of zoning approval. Dr. Barad spoke of the demo of the existing house. Mr. Neiss concurred with Ms. Mocco, in that the ZBA should make a decision prior to soil movement approval. It was determined that this application will carry to the February hearing due to this matter being resolved. Ms. Mitchell announced that legal noticing will carry. Mr. Skrable spoke of existing zoning approval, stating that someone would need to appeal that. It was restated that this application will carry. The applicant consented to an extension for the Board to vote. Dr. Maddaloni apologized to the applicant.

Item #3

Block 2402, Lot 6
8 Ranch Lane
Application #P-2021-11

Applicant: Kim
Attorney: N/A

Ms. Kim stated that items of Mr. DeNicola's review letter have been met. Mr. DeNicola also commented on same. Ms. Mocco swore in Mr. McClellan. He spoke of revision plans submitted & confirmed that the amount of soil spoken of is 452 CY. Councilwoman Amatai spoke of the tree in the front & also spoke of U/G electric & possible waiver for sidewalks. She also asked for clarification regarding FAR calculation. Mr. DeNicola responded speaking of the Borough's zoning schedule. Ms. Ferullo asked about the 2nd (summer) kitchen. Ms. Kim responded speaking of the amount of cooking she does. Ms. Blum spoke of height of proposed dwelling, asking for further clarification regarding height of 1st & 2nd floor. Ms. Mocco stated that this is above the scope of a soil movement application. Mr. DeNicola spoke of the way the measurements are taken. Mr. DiDio asked about the reduction of the steps, as it pertains to change of height. Mr. McClellan responded speaking of lowering of the 1st floor. Mr. DiDio spoke of the stone wall. Mr. DeNicola stated that the stone wall is included in coverage. Dr. Maddaloni opened to the public; there were no questions/comments. Ms. Ferullo asked for clarification regarding amount of trees to be removed. Mr. McClellan responded, stating that 11 trees will be removed. Ms. Mitchell spoke of mitigation requirement, speaking of Mr. Fuchs' report. Motion was made by Councilwoman Amitai & seconded by Dr. Barad to approve application. All present were in favor of approval (Alternates didn't need to vote.)

Dr. Maddaloni spoke of the previous comments the Board had regarding the request for the submittal of architectural plans, He requested that the Board professionals work on a brief regarding pros/cons in requesting this. Councilwoman Amatai spoke of setting a time for Mr. DeNicola to help the Board how to better understand/read site plans submitted. Ms. Mocco spoke of the Soil Movement Ordinance. Mr. Paltos thanked Ms. Mocco for helping the Board.

Motion was made by Dr. Barad & seconded by Ms. Heymann to cancel the February 2nd WS meeting. All were in favor of cancellation.

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 10:11PM