

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Reorganization, Special**  
**& Work Session (Virtual) Meeting**  
Wednesday,  
January 5th 2022  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Reorganization/ Special/Work Session Meeting**  
**Wednesday,**  
**January 5<sup>th</sup>, 2022**

Dr. Maddaloni, Chairman called the Virtual Reorganization/ Special/Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, January 5th, 2022 to order at 8:01 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 Board took a moment of silence in honor of Ed Rogan (Borough Attorney) who recently passed away.

Ms. Mocco swore in Councilwoman Amitai, Ms. Heymann, Ms. Furello, Dr. Barad, Ms. Batool, Mr. Wong & Ms. Blum. The Board welcomed Ms. Blum as a new member of the Board. Ms. Blum spoke of herself & background.

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)  
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 stated that the correspondence list would be tabled since Ms. Mitchell is home sick & did not have access to all documents.

Dr. DiDio spoke of Ms. Brewster's term on the Board & wanted to thank her for serving on the Board. Mayor Glidden commented on same.

Motion was made by Mr. DiDio & seconded by Ms. Ferullo to approve minutes of 12-01-21. All present were in favor of approval with the exception of Councilwoman Amitai who abstained.

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

### REORGANIZATION PORTION

Mr. Paltos took over chairing at this point (for purpose of requesting nomination for Chairman). Motion was made by Ms. Heymann & seconded by Mr. Paltos to nominate Dr. Maddaloni as Board Chair. All present were in favor with the exception of Dr. Maddaloni who was recused from this vote. At this point Dr. Maddaloni took over chairing the meeting & also thanked the Board for re-nominating him. Motion was made by Councilwoman Amitai & seconded by Mr. DiDio to nominate Mr. Paltos as Board Vice-Chair. All present were in favor with the exception of Mr. Paltos who was recused from this vote. Mr. Paltos thanked the Board for the reappointment. Mr. Paltos also thanked Ms. Mocco for all her help on the Board & for extending her time. Motion was made by Ms. Heymann & seconded by Ms. Batool to nominate Ms. Mitchell as Board Secretary/Coordinator. All present were in favor. Ms. Mitchell thanked the Board. Dr. Maddaloni thanked Ms. Mitchell for all the hard work. There was no motion for a Board attorney at this time Motion was made by Mr. Paltos & seconded by Mr. DiDio to nominate Boswell Engineering (in the person of Mr. DeNicola) as Board Engineer. All present were in favor. Mr. DeNicola thanked the Board. The Board thanked Mr. DeNicola for all his hard work.

Adoption of the PB fee schedule was tabled to future date.

The Board designated the Bergen Record (North Jersey Media) and the Star Ledger for Board legal noticing purposes for the 2022 calendar year. All present were in favor. Ms. Mocco stated that an official vote was not required since there were no changes from last year.

Reformation of the Board subcommittees will be tabled.

### Special Meeting Portion

There are no hearings for this portion of the meeting.

### Work Session Portion

#### Item # 1

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

Applicant: Chan  
Attorney: N/A

Mr. DeNicola spoke of revised plans submitted; He stated that the amount of soil should be revised to 543cy & that the amount of trees to be removed is now 7 trees (instead of 5). He also spoke of the amount of storm water chambers. Ms. Mitchell stated that the applicant has received a new zoning approval, including the in-ground pool. Councilwoman Amitai asked about the size of the pool. Mr. Skrable responded. Mr. Paltos asked for clarification regarding basement floor & 1<sup>st</sup> floor calculations. Mr. Skrable responded. Mr. Paltos requested that the

Board see architect plans. The applicant agreed on sending a pdf of the plan. Mr. Pialtos asked about electric. Mr. Skrable responded stating it would be U/G electric. Mr. Pialtos also asked about curb & sidewalk installation. Mr. DeNicola reminded the applicant that curb/sidewalk would be required as per code; (on both Lake Street & CDR). Mr. DiDio asked about lot width setback; speaking of the potential of needing ZBA approval. Mr. DeNicola spoke of this being a pre-existing condition, and that this was already a building lot; and also stated the lot width can also be taken on Lake Street. Dr. Maddaloni also spoke of the pre-existing condition, & that it is not possible to add to a property. Ms. Heymann spoke of the plan submitted. Dr. Maddaloni reiterated that a lot size cannot be changed. There were no comments from the Board attorney at this time. Mr. DiDio spoke of maxed out impervious coverage. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to deem application complete. All present were in favor of completeness. (The alternates did not need to vote at this time). Ms. Mitchell spoke of deadline & meeting dates.

Item #2

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

Applicant: Kim  
Attorney: N/A

Mrs. Kim (H/O) spoke of proposed soil movement application & also commented on proposed tree removal. Mr. DeNicola spoke of his review letter. He spoke of what is required on the revised plans. Dr. Maddaloni spoke of truck route & asked for clarification of tree removals. Mr. DeNicola commented on same, stating that documents regarding tree removals need to be revised. Mr. Lee (GC) spoke of trees to be removed. Dr. Maddaloni spoke of Mr. Fuchs report. Ms. Heymann asked for clarification regarding size & number of seepage pits. Mr. DeNicola responded. Ms. Heymann expressed her concerns regarding maintenance of seepage pits. Councilwoman Amitai asked about location of driveway. Mr. DeNicola responded. Mayor Glidden spoke of size of lot. Councilwoman Amitai requested architectural plans via PDF. Councilwoman Amitai also spoke of the height of the proposed dwelling. Dr. Barad asked about the mitigation plan submitted. Mr. Lee responded. Councilwoman Amitai commented on same. Mr. DeNicola spoke of one tree that should be relocated due to being too close to seepage pit. He also spoke location of contour. Comments were made by members regarding proposal maxing out allowable coverage. Mr. Pialtos asked about ceiling size in basement. Ms. Kim responded. Mr. McClellan & Mr. Lee also commented on same. Mr. Pialtos continued to speak of proposed grading. Mr. DiDio also spoke of the ceiling heights/grading; He also spoke of the impervious coverage, expressing concerns of items that may not be included (A/C pads, etc.). Councilwoman Amitai asked about the existing basement as it pertains to ground water. Mr. DeNicola & Mr. Lee responded speaking of the elevation remaining approximately the same. Mr. McClellan commented on same. Ms. Batool spoke of the zoning approval. Ms. Mitchell clarified zoning approval. Ms. Ferullo agreed with the desire to see the architectural plans. She also asked about the stone wall showing on plan. Mr. McClellan responded, stating that the mentioned wall was not including in the submitted calculations. Dr. Maddaloni stated that this would need to be addressed at the hearing. Mr. Wong asked about the proposed seepage pits. Mr. DeNicola responded speaking of a forthcoming site work permit. Mr. Wong also spoke of location

of proposed trees. Mr. DeNicola spoke of the basement/cellar elevation & the importance of the accuracy of calculations. Mr. McClellan also commented on mentioned. Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to deem application complete with mentioned stipulations. The Board continued to speak of the location of the stone wall. All present were in favor of completeness (Alternate members did not need to vote on this). Ms. Mitchell confirmed deadline/meeting dates.

3-Liaison's Report- Councilwoman Amitai spoke of the M & C Reorganization meeting and complimented Mayor Glidden on his speech at meeting. She also spoke of the revision regarding the tree ordinance pertaining to penalties also be addressed to the tree contactors (as well as the H/O. Ms. Mitchell asked if the 200ft requirement has been changed yet. Councilwoman Amitai stated that she would look into that. Councilwoman Amitai also spoke of the high number of Covid cases.

Councilwoman Amitai stated that she would like to see architectural plans for all applications; & also spoke of the mail packets. The Board continued to speak of submittal of architectural plans. Dr. Maddaloni stated that voting on this will be tabled. Ms. Mocco stated that she believed as per the land use law; architectural plans can be requested but not required; & that she would further research. Mayor Glidden spoke of the recent Covid cases; & that the numbers are quite staggering at this time; & that we need to take this seriously. He asked for the Board's feedback regarding mandating. Ms. Batool expressed the importance of mandating restaurant workers to wear masks. Mr. Pialtos commented on same. Ms. Ferullo suggested using a different word in place of mandating for the Closter residents. Councilwoman Amatai referred to an article regarding mandating mask wearing.

4- Old Business:

Follow-Up Regarding Borough Ordinance pertaining to tree removal (Ordinance #2019:1266) - Was spoken of earlier in meeting.

Revision to the 2022 Meeting Dates: Due to conflict with Mayor & Council meetings, June & November 2022 will be the first Thursdays of the month instead of the first Wednesdays. Ms. Mocco stated the Board did not need to vote on the change.

5-New Business:

No Comments

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 10:17PM