

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session (Virtual) Meeting
Wednesday,
March 2nd, 2022
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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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, March 2nd, 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. Ferullo
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:

Ms. Batool

Dr. Maddaloni announced that there was no correspondence list for this meeting.

Motion was made by Mr. DiDio & seconded by Ms. Heymann to approve the January 5th, 2022 minutes. All present were in favor of approval. Motion was made by Mr. DiDio & seconded by Ms. Heymann to approve the January 27th, 2022 minutes. All present were in favor of approval with the exception of Mr. Pialtos who abstained.

Councilwoman Amitai introduced the Zoning Officer (Jimmy Kim) & the Construction Official (Scott Jezequel); giving a brief background of each. Both Mr. Kim & Mr. Jezequel spoke of what is involved in their work day. Mayor Glidden spoken of these two positions & thanked both of them for their work. Mr. Pialtos also thanked them & spoke of regulations to be enforced.

Open Meeting to the Public: Mr. Isaacson of 97 Columbus Avenue (speaking as a resident); spoke of electric car stations being incorporated in the Borough Master Plan & also spoke of a green component being included in the Master Plan. Dr. Maddaloni stated that there is a green element in the current Master Plan. Mayor Heymann & Mr. Pialtos commented on same. Mayor Glidden asked Mr. Isaacson for clarification regarding installation of charging stations for electric

cars. Mr. Issacson responded stated that this should be mandatory. Mr. Neiss asked if the M&C has adopted the EV ordinance (which was put forward by DCA). Mayor Glidden responded, stating he didn't believe that was done as of yet. Mr. Neiss stated that this is a State mandate.

Reformation of the Board subcommittees:

Ordinance/Planning-Zoning Review- will consist of Dr. Maddaloni, Ms. Heymann, Councilwoman Amitai, & Dr. Barad as regular members & Mr. Pialtos & Ms. Batool as alternates members.

COAH- will consist of Ms. Heymann, Ms. Ferullo, Ms. Batool, & Councilwoman Amitai as regular members & Mr. Wong as an alternate member.

Master Plan Implementation- will consist of Mr. Pialtos, Ms. Heymann, Dr. Barad & Councilwoman Amitai as regular members & Dr. Maddaloni as an alternate member

*The Board decided to keep the Tree Subcommittee in place (in case needed in future); which will consist of Dr. Barad (Chair); Councilwoman Amitai; Dr. Maddaloni, (Ms. Heymann on behalf of the EC); Mr. DeNicola (& Mr. Fuchs- Borough Tree Expert)

Discussion of Fee Schedule: Ms. Heymann & Ms. Mitchell spoke of the research done regarding comparison of fee schedule of surrounding towns. They both stated that these comparisons were not helpful in regards to revising our fee schedule accordingly; since the fee schedules in various towns are not listed in the same format & the fees are at all different levels. Ms. Mitchell spoke of the importance of revising/line item add-on the escrow fees; to avoid requesting additional amounts from applicants. Mr. Neiss commented on same. Ms. Blum also spoke of the breakdowns from the other towns not being comparable. Mr. Mitchell stated that the application fees have not increased in over a decade. Dr. Barad commented on same. Dr. Barad spoke of money that comes in to the BD. Ms. Mitchell stated that these amounts spoken of are not related to BD fees: it's PB accounts only. The Board continued to discuss the fee schedule. This item was tabled to the next WS meeting.

Mayor Glidden spoke of the upcoming April 9th Tri-Board meeting. (Commences at 10:00AM) Mr. Pialtos stated that he is unavailable that day. Mayor Glidden stated that he would speak to him regarding his input. Ms. Ferullo stated that she would not be available either.

Discussion regarding Linking Demo approval with Soil Movement approval:

Councilwoman Amitai brought up this item. Mr. Neiss stated he didn't see any legal ramifications regarding this. Dr. Maddaloni asked about procedure of implementation. Councilwoman Amitai responded speaking of the Board recommended this change to the Mayor & Council. Mr. Jezequel commented on same. Ms. Mitchell spoke of the UCC code, in regards to amount of days the BD has to release a permit. Mr. DeNicola reminded the Board that this was previously discussed. He stated he didn't believe this change would work & that there are too many variables. It was stated that the town cannot write an ordinance that overrides the UCC code. After further discussion, it was determined that an ordinance change cannot be done regarding this item. The tree ordinance was also spoken of; including current tree penalties. It was stated that the tree service will be receiving the penalty of violation in cases where trees are removed without permits. The Board also spoke of the importance of educating H/O(s) regarding the permit requirements. It was reiterated that the tree cutting will not be tied in with a UCC demo permit

Discussion regarding rentals of homes that are not owner occupied regarding enforcement of safety items: Mr. Jezequel spoke of possible illegal apartments & suggested an ordinance be set regarding these homes being registered on a yearly basis so that these can be inspected. The Board agreed that this should be done.

Possible Ordinance regarding U/G requirement: Councilwoman Amitai spoke of the possibility of making this mandatory, (when the pole is on the same side of the street as the construction taking place.). Mr. Jez-
eque commented on same. Ms. Blum also commented, speaking of the new construction projects, stating she believed that should install U/G electric. Mr. DeNicola stated that this would need to be done on a case to case basis; depending on the circumstances. All members were in agreement with this request to the M & C to revise the ordinance to require U/G electric on same side of street (when no easements are needed).

The possibility of noticing a meeting as WS & Regular meeting on regular basis was discussed. After further discussion, it was determined that this would not work due to causing confusing with noticing, time limits for revision plans submitted, etc.

Councilwoman Amitai asked for suggestions regarding ways that the Borough can encourage Builders to use certain designs (Roofline, Facades, Streetscapes, Sustainability, and Sustainable Features). Dr. Maddaloni commented on this, expressing his concerns regarding the Board being too involved in redesigning people's projects. Mr. Neiss commented on mentioned, speaking of people's reliance on the zoning codes. The Board continued to discuss. It was determined that this would not work due to putting too many stipulations on people's desired design of structures.

The Board spoke of site plans in general (super exposed vs. 2 page site plan, showing existing & the proposed) Dr. Barad spoke of PDF overlays on the plans submitted. Mr. DeNicola spoke of scale of plan.

Councilwoman Amitai spoke the enforcement of vapor & smoking related products not being sold to people under the age of 18 years of age. It was stated that this would not be a Planning Board issue.

Mayor stated he needed to leave the meeting due to an urgent matter that the Closter Ambulance/Rescue Corp is involved in.- time was 10:04PM.

The Board decided to carry remaining items to the next WS meeting.

Motion was made by Mr. DiDio & seconded by Mr. Pialtos to cancel the March 31st meeting. All were in favor of cancellation.

Motion was made by Dr. Barad & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 10:07PM