

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Regular Monthly (Virtual) Meeting**  
Wednesday,  
May 26th, 2022  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday,  
May 26th, 2022

Dr. Maddaloni, Chairman called the Virtual Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, May 26th 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. Paltos (Vice-Chair)  
Ms. Heymann  
Dr. Barad  
Mr. Wong (Alt # 1)  
Mr. Wiener- 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. DiDio  
Ms. Batool  
Ms. Ferullo  
Ms. Blum  
Mr. Neiss- (Board Attorney)

Dr. Maddaloni read the correspondence list. There were no comments regarding mentioned. Ms. Mitchell spoke of the correspondence from Mr. Neiss regarding PB fee schedule revisions.

Item # 1

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

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

Announcement was made that this application will carry till the June 30<sup>th</sup>, 2022 Regular Monthly Meeting. Dr. Maddaloni spoke of the purpose of carrying, being due to a Planner being retained

on behalf of the Board. He also spoke of the comments/concerns from the Police Department. It was also stated that notice will carry.

Item # 2

Block 2208, Lot 10  
15 Wainwright Court  
Application # P-2022-04

Applicant: Park  
Attorney: N/A

Mr. Wiener swore in Mr. Park of 15 Wainwright Court. Mr. Park spoke of purpose of soil movement application, being due to the removal of an oil tank. He also stated that soil was already removed due to contamination, (This was done under the NJDEP guidelines). Mr. DeNicola stated that revise plans comply with requirements of his review letter. He asked for clarification regarding wall calculations & also spoke of seepage pit requirements. Dr. Barad spoke of the Johnson Soil correspondence; asking about SHWT (seasonal high water table). Mr. Park responded & Mr. DeNicola commented on same, speaking of basement ground water & stated he had no issues with it. He further clarified testing of the high ground water table. Councilwoman Amitai asked about U/G electric. Mr. DeNicola responded speaking of location of utility pole. Mr. Wiener swore in Mr. Chung (Applicant's Engineer) of 187 Piermont Road, Closter, NJ. Mr. Chung spoke of his education/professional background. Mr. Chung stated that U/G can be done if the Board requires it. Councilwoman Amitai asked for clarification of item # 3 of Mr. DeNicola's review letter pertaining to curb. Mr. DeNicola responded. Councilwoman Amitai also spoke of possible planting of shade trees. Mr. Park commented on same, stating that trees would be planted. Dr. Maddaloni opened to the public for questions: Ms. Ritter-Chung of 1 Wainwright asked about soil movement trucks. Mr. Chung (Engineer) responded, speaking of previous soil movement. Mr. DeNicola spoke of soil piles still on site. Mr. Park commented on same, stated that 156CY of soil still need to be removed. Ms. Ritter-Chung spoke of the safety of the children on the block. Mr. Park responded, stating that temporary fence has been installed. He also spoke of the transporting of the remainder of the soil (Closed to the public at this time). Mr. Pialtos asked for clarification regarding # of trucks. Mr. Park responded stating it would be 6-8 truckloads. Councilwoman Amitai reiterated the importance of U/G electric. Dr. Maddaloni opened to the public for comments: (No comments at this time.). Motion was made by Mayor Glidden & seconded by Councilwoman Amitai to approve application with mentioned stipulations. All present were in favor of approval.

Motion was made by Councilwoman Amitai & seconded by Mr. Pialtos to approve resolution to appoint Beth McManus to be retained as Board planner for the 515 Piermont Road application. Ms. Mitchell stated that the applicant will be posting escrow for this. All present were in favor.

Motion was made by Dr. Maddaloni & seconded by Ms. Heymann to approve/memorialize resolution regarding subdivision of 59 Hickory Lane. Ms. Mitchell spoke of 3 minor corrections (typos). Dr. Maddaloni, Ms. Heymann & Dr. Barad were in favor. The other members present were not qualified to vote.

Councilwoman Amitai asked Mr. Wiener to remind Mr. Neiss about the letter to the Council regarding Board's recommendation of U/G electric requirement.

Motion was made by Dr. Barad & seconded by Mayor Glidden to cancel the June 2<sup>nd</sup> WS meeting. All present were in favor.

Councilwoman Amitai reminded the Board of the Memorial Day Parade.

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 8:48PM.