

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session (Virtual) Meeting
Wednesday,
May 4th, 2022
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Work Session Meeting
Wednesday,
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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, May 4th, 2022 to order at 8:04 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

Dr. Maddaloni-(Chair)

Mr. Pialtos (Vice-Chair)

Ms. Heymann

Dr. Barad

Mr. DiDio

Ms. Batool- 8:10PM

Ms. Ferullo- 8:10PM

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:
Councilwoman Amitai

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

Motion was made by Mr. DiDio & seconded by Ms. Heymann to approve the 04-06-22 minutes with one correction mentioned by Mr. DiDio in regards to 14 Walker Avenue. All present were in favor of approval of minutes with one mentioned correction.

Open to the Public: No comments at this time.

Item # 1

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

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

Mr. Kohut spoke of proposed site work application; commenting on revised plans dated through April 21st, 2022. He stated that mentioned plans included added parking spaces, directional signage & the removal of the red structure. He stated that the applicant is requesting a waiver in regards to lighting. Mr. DeNicola spoke of his review letter. He stated that the “do not enter” sign(s) should be relocated & spoke of the County standard. Mr. DeNicola also spoke of parking dimensions, & the fence along the sidewalk & spoke of the need for wheel stops in that area. Mr. DeNicola spoke of the permit by rule (51), stating that this would not apply in this case since there has not been a continuous use, & also due to the increase in storage; therefore determination from DEP would be needed/required. Mr. Kohut responded, stating that the applicant would seek any approvals needed. Mr. Asadurian of the law firm of Decotiss, (representing interested parties) stated that he believed this discussion is going over & above a completeness application; & that neighbors have not be notified for this meeting (since it is not a hearing.) Mr. Neiss responded, stated that he believed that discussion is permissible as part of completeness; also speaking of the Board Engineer’s comments. Mr. Kohut requested that the Board deem this application complete. Mr. Paltos stated that he believed the lighting should be spoken of as part of this completeness meeting. Mr. Neiss commented on same, speaking of the applicant requesting a waiver for mentioned; & confirmed that this matter should not affect the ability to deem the application complete. Dr. Maddaloni commented on same. Ms. Ferullo stated that she would like to hear from the Board members regarding this issue. She spoke of lighting being essential in that area; stating that mentioned should be part of completeness. Mayor Glidden stated he did believe the application was complete; however was also concerned about the lighting. Ms. Blum spoke of lease for property. Mr. Kohut responded, stating that the Board is not entitled to the full lease & that the first & last page(s) were submitted. Ms. Blum also stated that she believed that lighting is essential. Ms. Batool spoke of attorney’s advice regarding completeness. Mr. Kohut stated that the Board would not be making a determination regarding lighting at Work Session meeting; that would be discussed as part of the hearing. Dr. Barad asked for further clarification regarding meaning of waiver. Mr. Neiss responded; concurring with Mr. Kohut in regards to this being discussed as part of the hearing date. Mr. Kohut further clarified. Mr. Paltos continued to express the importance of lighting. Mr. Neiss reiterated that tonight’s meeting is just for the purpose of completeness. Ms. Heymann concurred with Mr. Paltos, stating that lighting is a major portion of application. Mr. Wong concurred. Ms. Ferullo also spoke of this application needing DEP approval; stating that is another reason she would not consider this application complete. Mr. DeNicola stated that DEP is commonly a condition of approval. He also spoke of the lighting stating that the applicant is requesting a waiver as part of the hearing; and that he would consider this application complete; regardless of whether or not the waiver is granted. Mr. Neiss commented on same reiterating that the applicant has submitted sufficiently for purpose of the completeness. Dr. Maddaloni stated that the members should follow the Board professionals’ advice. Ms. Heymann continued to speak of lighting & completeness. Mr. Neiss responded stating that the Board will have the opportunity to speak of this at the hearing. Motion was made by Mayor Glidden & seconded by Ms. Batool to deem application complete. Mayor Glidden, Dr. Barad, Dr. Maddaloni, Mr. Paltos, Ms. Batool, & Mr. Wong were in favor of completeness. Mr. DiDio & Ms. Ferullo voted against completeness & Ms. Heymann abstained. Ms. Blum, alt # 2 did not need to vote. Ms. Mitchell confirmed deadline & meeting dates.

Item # 2

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

Applicant: Park
Attorney: N/A

Mr. Park spoke of purpose of the Soil Movement application; due to tank removal changing the amount of soil originally proposed for removal; which was considered a minor soil application at that time. Dr. Maddaloni responded to Mr. Park's comments. Mr. DeNicola spoke of items in his review letter. He also stated that the property is maxed out (impervious coverage, FAR; Rear & Side yards) Dr. Maddaloni commented on same, also speaking of the basement vs. cellar. Mr. DiDio expressed his concerns regarding ground water & asked what the ceiling height would be in basement. Mr. Park responded stating height was 8 feet & also spoke of ground water level. Mr. DeNicola spoke of Johnson Soil letter. Mr. DiDio asked if something other than seepage pits can be utilized. Mr. DeNicola responded speaking of storm chambers. Dr. Barad spoke of the soil excavation. Ms. Mitchell spoke of permit which was already issued; however soil amount changed due to tank removal; & excavation of contaminated soil. Dr. Barad asked about fill. Mr. Park responded' speaking of the foundation area Ms. Ferullo asked is the applicant was previously aware of oil tank; Mr. Park responded, stating that this was done under the previous ownership. Ms. Ferullo asked for clarification regarding amount of soil; Mr. DeNicola responded It was stated that there will be no imported soil. Mr. Wong asked about calculations of proposed retaining wall. Mr. Park responded; stating that the retaining wall was included in calculations. It was stated that clarification of calculations would be needed prior to the hearing. Motion was made by Dr. Maddaloni & seconded by Mayor Glidden to deem application complete with mentioned stipulations as per Mr. DeNicola's review letter. Mr. DiDio asked for clarification regarding coverage. Mr. DeNicola responded. Mr. Park spoke of site plan in regards to proposed trees. Ms. Ferullo asked about number of dump trucks. Mr. DeNicola responded, stating it would be approximately 10 truckloads. All present were in favor of completeness. Ms. Blum, Alt # 2 did not need to vote. Ms. Mitchell spoke of deadline & meeting dates.

3-Old Business

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal
(Ordinance # 2019-1266)- No update at this time

Follow-Up Ordinance regarding Electric Car Charging Stations

Mr. Neiss stated he sent a note to the Borough Attorney requesting to put this item on a M & C Agenda & that he would follow up on this.

Ordinance regarding requirement of U/G Electric

Ordinance regarding enforcement of homes that are not Homeowner Occupied

Dr. Maddaloni stated that he would like to table these items since Councilwoman Amitai was not present.

Discussion of Fee Schedule: The Board members discussed the current fee schedule. Ms. Mitchell Stated that application fees having been updated in over ten years. The members & professionals continued to discuss proposed revisions. Upon decision made; Mr. Neiss stated that a formal motion/vote was not required; & also stated he would send the request/recommendation over to the M & C.

Possible change in Zoning District Regulations; Allowable Uses:
No Comments at this time.

Mayor Glidden reminded the Board of the upcoming memorial service for Ed Rogan. Mayor Glidden also spoke of the upcoming Memorial Day parade & the PB involvement & he also spoke of the upcoming concerts in the park.

Village School Delays; COAH: Mayor Glidden stated that the Borough is getting very close to signing with a new contract.

New Business:

Dr. Maddaloni spoke of the Borough attempting to encourage sustainable buildings & possible incentives. Ms. Heymann commented on same, speaking of the intention of this, & ways that the builders can be granted favorable. Mr. DiDio spoke of impervious incentives. Ms. Heymann asked if the Board would be for this idea (request for sustainability in exchange for granting minor privileges). Dr. Maddaloni took Board poll. Mr. Conway spoke of possible tax credit in exchange of sustainability. Ms. Blum agreed with sustainability. Ms. Ferullo concurred with Mr. DiDio's impervious concerns. Ms. Batool spoke of her concerns regarding follow up with builders. Mayor Glidden stated that he has mixed feelings regarding what the incentives would be. He also expressed his concerns regarding the burden on existing homeowners. Ms. Heymann spoke of a considering a menu of possibilities. The Board continued to discuss this possibility. Mr. DeNicola spoke of the possible downfalls of the incentives, as it pertains to water runoff. Dr. Barad asked if there was another avenue the Borough can propose. Ms. Heymann responded stating this can further be discussed & worked on with the subcommittee

Ms. Ferullo spoke of enforcement regarding an unsightly property. The Board commented on same.

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 10:32PM