

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Special & Work Session
Wednesday,
December 3rd, 2014

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni-Chairman called the Special & Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, December 3rd, 2014 in the Council Chambers of the Borough Hall to order at 8:04PM. 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 Heymann-8:12PM
Councilwoman Amitai
Dr. Maddaloni
Mr. Sinowitz
Mr. DiDio
Ms. Isacoff
Mr. Pialtos
Mr. Lenander
Mr. Chagaris-Board Attorney
Mr. DeNicola, P.E., Boswell Engineering
Rose Mitchell, Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:
None

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

Motion was made by Ms. Isacoff & seconded by Mr. Lenander to approve minutes of 10-30-14. All present were in favor of approval with the exception of Councilwoman Amitai, Dr. Maddaloni & Mr. DiDio who abstained. Motion was made by Mr. DiDio & seconded by Ms. Isacoff to approve minutes of 11-05-14. All present were in favor of approval with the exception of Councilwoman Amitai & Mr. Lenander who abstained.

Dr. Maddaloni thanked the members (mentioning each individual's strong point) for their service on the Board. The members also thanked Dr. Maddaloni for stepping up to the plate to serve as Board Chairman.

Special Meeting Portion:

Item # 1

Block 2210, Lot 1
20 Arnold Avenue

Applicant Kikun Development
Attorney: Donna Vellekamp, Esq.

Application # P-2014-12

Ms. Vellekamp spoke of the soil movement application. Mr. Chagaris swore in Mr. Martins of 55 Walnut Street, Norwood, NJ. Mr. Martins spoke of revised plans submitted. Mr. DeNicola spoke of requirement to install handicapped ramp. Dr. Maddaloni asked for clarification regarding ramp. Mr. DeNicola responded. Mr. Sinowitz spoke of F.A.R., clarifying definition of same. Ms. Isacoff asked about tree removal. Mr. DeNicola responded. Councilwoman Amitai also asked about trees. Mr. Martins responded. Dr. Maddaloni asked about intention to install walkway. Mr. Martins responded. Mr. DiDio asked about the existing wall at rear of property. Mr. Martins responded. Councilwoman Amitai asked about intention to install pool. Ms. Vellekamp responded. Councilwoman Amitai also asked about proposed seepage pits. Mr. DeNicola responded. Motion was made by Ms. Isacoff & seconded by Mr. Paltos to approve application. All present were in favor of approval.

Dr. Maddaloni announced that the Special portion of the meeting will end & the Work Session portion of meeting will begin. (Time was 8:34.)

Work Session Meeting:

Item #1

Block 1701, Lot 1
309 Closter Dock Road
Application # P-2014-13

Applicant: 309 Closter Dock Road, LLC
Attorney: Matthew Capizzi, Esq.

Mr. Capizzi spoke of soil movement application, also stating that this site is currently before the Zoning Board. Dr. Maddaloni asked for clarification regarding amount of truck loads. Mr. DeNicola responded. Mr. DeNicola spoke of soil movement application requirements. Dr. Maddaloni asked for clarification regarding soil contamination. Mr. DeNicola responded. Mr. Paltos asked about site clean-up. Mr. DeNicola responded. Mr. Chagaris spoke of stipulations of perfection in regards to Zoning Board application. Councilwoman Amitai asked about the proposed plan. Mr. Capizzi responded. Councilwoman Amitai asked about water table level. Mr. DeNicola responded speaking of requirement of a Frack tank. Councilwoman Amatai asked for clarification regarding frack tank. Mr. DeNicola responded. Mr. Capizzi also commented on same. Mr. DiDio asked about proposed landscaping. Mr. Capizzi responded reminding the Board that this site is also before the Zoning Board. Mr. Lenander asked about location the soil will be taken. Mr. DeNicola responded. Mr. Paltos asked for clarification regarding contaminated soil. Mr. DeNicola responded. Ms. Isacoff asked about the monitoring process. Mr. DeNicola responded. Dr. Maddaloni also spoke of soil contamination & monitoring. The Board continued to discuss soil contamination issues/procedures. Mr. Chagaris recommended that soil movement hearing does not take place until Zoning Board approval is given. Councilwoman Amitai asked for further clarification regarding soil contamination, drainage. Mr. DeNicola responded. Motion

was made by Mr. Sinowitz & seconded by Mr. DiDio to deem application perfected with mentioned stipulations. All present were in favor of perfection.

2- Liaison's Report-

Mr. Lenander spoke on behalf of the HPC regarding proposed designation of Hickory Lane. Mr. DeNicola expressed his concerns regarding road improvements. Mayor Heymann commented on proposed designation speaking of being labeled as a country lane. The Board continued to discuss & spoke of the importance of the Planning Board's input. Ms. Mitchell reminded the members that the Board will have 60 days to respond once request is received from Council.

3- Open Meeting to the Public:

No comments at this time.

4- Re-Vote of 2015 Planning Board Meeting Dates- First Meeting of the Year Only

Ms. Mitchell spoke of the proposed revised date (due to some members being unable to attend on the first Wednesday of January). Motion was made by Councilwoman Amitai & seconded by Mr Sinowitz to hold the January Reorganization meeting on Tuesday, January 6th, commencing at 8:30 PM. All present were in favor.

Motion was made by Mr. DiDio & seconded by Councilwoman Amitai to go into closed session. All present were in favor. Time was 9:13PM. Open meeting reopened at 9:33PM. No further items were discussed at this time. Motion was made by Mr. DiDio & seconded by Mr. Sinowitz to adjourn meeting. Meeting was adjourned at 9:33PM.