

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
May 29th, 2014

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, May 29th, 2014 in the Council Chambers of the Borough Hall to order at 8:06PM. 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
Dr. Maddaloni-(Chairman)
Ms. Stella
Mr. Sinowitz
Mr. DiDio
Mr. Nyfenger
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:

Councilwoman Amitai
Ms. Isacoff
Mr. Paltos

Dr. Maddaloni read the correspondence list. Mayor Heymann asked which Judge would be dealing with the Closter Plaza application. Mr. Chagaris responded. Mr. Nyfenger asked about estimated review date. Mr. Chagaris responded (stating 6-9 months).

Item # 1

Block 1003, Lot(s) 18-21
421/437-439 Durie Avenue
Application # P-2014-02

Applicant: Asfarjani & Kiarash
Attorney: David Watkins

Mr. Watkins stated that as per his conversation with Mr. Chagaris, board jurisdiction is questionable & requested to adjourn application at this time unless otherwise notified.

Item # 2

Block 2304, Lot 17
400 Anderson Avenue

Applicant: Diamond Engineers
Attorney: David Watkins

Application # P2014-04

Mr. Chagaris swore in Mr. Scrabble of 65 Ramapo Valley Road, Mahwah, N.J. Mr. DeNicola spoke of revised plans submitted. Mr. Scrabble spoke of items in Mr. DeNicola's review letter. Mr. Kafer of 261 Parsells Lane asked if a site visit took place. Mr. Scrabble responded stating he was at the site. Mr. Kafer asked about Johnson Court regarding length/leverage. Mr. Watkins objected. Mr. Chagaris asked for clarification of relevance. Mr. Kafer responded. Mr. Chagaris asked about water runoff. Mr. Scrabble responded. Dr. Maddaloni asked for clarification regarding zero increase in water runoff. Mr. DeNicola responded. Mr. Kafer asked about intention/sizing/location, etc of seepage pit tanks. Mr. Scrabble responded. Mr. Kafer asked for clarification of grading. Mr. Scrabble responded. Mr. Kafer expressed his concerns regarding drainage issues. Dr. Maddaloni asked for Mr. DeNicola's professional opinion regarding Mr. Kafer's concerns. Mr. DeNicola responded also stating that a ZIWR application will be submitted by applicant. Mayor Heymann also spoke of the drainage issues on Johnson Court & Parsells Lane and suggested engineer plans should be more detailed addressing this. Mr. Nyfenger asked for clarification regarding underground drainage. Mr. DeNicola responded. Motion was made by Mr. Nyfenger & seconded by Mr. Sinowitz to approve application. Mr. DeNicola confirmed that a ZIWR application will be submitted. All present were in favor of approval.

Item #3

Block 1807, Lot 2
1 Piermont Road
Application # P2014-05

Applicant: 442 Vanburen, LLC
Attorney: Matthew Capizzi

Mr. Chagaris swore in Mr. Hubschman of 263 South Washington Avenue, Bergenfield, N.J. Mr. Hubschman spoke of revised plans submitted. Mr. Capizzi confirmed that a DEP permit has been applied for and also stated that no trees will be removed. Mr. Hubschman continued to speak of soil movement application. Mr. DeNicola spoke of his review letter specifically speaking of drainage, sidewalks, & seepage pits. Mayor Heymann spoke of her concerns regarding "turn-around". Mr. Hubschman responded. Mr. DeNicola confirmed that DEP approval will be needed. Mr. Nyfenger asked for clarification regarding distance from stream. Mr. Hubschman responded. Mr. DiDio asked about sidewalk/curb installation Mr. Hubschman responded. Dr. Maddaloni spoke of size of lot. Motion was made by Mr. DiDio & seconded by Mr. Nyfenger to approve application with mentioned stipulations. All present were in favor of approval.

The applicant for 12 Fourth Street had not yet arrived; therefore Motion was made by Mr. Nyfenger & seconded by Mr. DiDio to go into executive session. Time was 8:59PM. Meeting reopened at 9:08 PM. Dr. Maddaloni announced that there will be no activity for the June W.S. meeting. Board members were in favor of cancellation of the June 4th, W.S. meeting.

Item #4

Block 1718, Lot 3
12 Fourth Street

Applicant: Patel
Attorney: N/A

Application # P2014-03

Mr. Chagaris swore in Mr. Martins of 55 Walnut Street, Norwood, NJ. Mr. Martins spoke of items regarding soil movement application. Mr. DeNicola spoke of trees & underground utilities. Motion was made by Mr. DiDio & seconded by Mr. Nyfenger to approve application with mentioned stipulations. All present were in favor of approval.

Motion was made by Mr. DiDio & seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 9:20PM.