

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session Meeting
Wednesday,
May 7th, 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 Wednesday, May 7th, 2014 in the Council Chambers of the Borough Hall to order at 8:01PM. 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
Councilwoman Amitai-8:03PM
Dr. Maddaloni
Ms. Stella
Mr. Sinowitz
Mr. DiDio
Ms. Isacoff
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:

Mr. Paltos

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

Motion was made by Ms. Isacoff & seconded by Mr. DiDio to approve minutes of 03-27-14 & 04-02-14. All present were in favor of approval of both sets of minutes.

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 all items spoken of in Mr. DeNicola's letter can be complied with. Mr. DeNicola confirmed that this is a major subdivision application & also asked for clarification of future testimony. Mr. Watkins responded speaking of items listed in engineer review letter. Mr. DiDio asked for clarification regarding sidewalk installation. Mr. DeNicola & Mr. Watkins responded. Dr. Maddaloni asked for clarification of minor subdivision as oppose to major sub-

division. Both Mr. DeNicola & Mr. Watkins responded. Ms. Mitchell asked for clarification of tree removal. Mr. Watkins responded. Ms. Stella asked for clarification regarding 3-foot side yard. Mr. DeNicola responded. Motion was made by Mayor Heymann & seconded by Ms. Stella to deem application perfected. All present were in favor of perfection. Councilwoman asked for clarification regarding revision plan submitted. Mr. Watkins responded stating revision addresses tree removal.

Item # 2

Block 2304, Lot 17
400 Anderson Avenue
Application # P2014-04

Applicant: Diamond Engineers
Attorney: David Watkins

Mr. Watkins spoke of Mr. DeNicola's review letter stating items can be complied with. Dr. Maddaloni asked for clarification regarding truck route. Mr. DeNicola responded. Councilwoman Amitai asked about impervious coverage specifically pertaining to patios. Mr. Watkins responded. Ms. Isacoff asked about driveway sizing. Mr. DeNicola responded. Mr. DiDio also asked about the driveway. Mr. Sinowitz & Mr. DeNicola responded. Mr. DiDio asked about underground utilities. Mr. Watkins responded stating that wasn't required. Dr. Maddaloni spoke of the undersized lot. Motion was made by Mr. DiDio and seconded by Mayor Heymann to deem application perfected. All present were in favor of perfection.

Item #3

Block 1718, Lot 3
12 Fourth Street
Application # P2014-03

Applicant: Patel
Attorney: N/A

Mr. DeNicola spoke of his review letter discussing each item listed. Mr. DiDio asked about shade tree. Mr. DeNicola responded. Ms. Patel also responded also stating she will be requesting a waiver regarding sidewalks. Dr. Maddaloni asked for clarification regarding waiver. Mr. DeNicola responded. Mr. Nyfenger also spoke of sidewalk. Motion was made by Mr. Nyfenger & seconded by Councilwoman Amitai to deem application perfected. Mayor Heymann. Mayor Heymann spoke of underground utilities. Councilwoman Amitai also commented on same. Ms. Patel responded to mentioned comments. All present were in favor of perfection.

Item # 4

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

Applicant: 442 Vanburen, LLC
Attorney: Matthew Capizzi

Mr. Capizzi spoke of application stating that all items of Mr. DeNicola's review letter can be complied with. Mr. DeNicola asked how the DEP issue will be handled. Mr. Capizzi responded speaking of trees, also stating that this will be addressed at hearing. Ms. Mitchell reminded Mr.

Capizzi to revise soil route on application. Mr. DiDio asked about sidewalks/curbs. Mr. Capizzi responded. Councilwoman Amitai asked for clarification regarding height of structure. Mr. De-Nicola responded. Motion was made by Mr. DiDio & seconded by Ms. Isacoff to deem application perfected. All present were in favor of perfection.

5- Discussion regarding Closter Borough Hall Proposed Historic Designation: As per the referral of Borough Attorney's Office:

Ms. Stella spoke of proposed designation. Mr. Nyfenger asked if there are any drawbacks on designation approval. Mayor Heymann & Ms. Stella responded. Motion was made by Mr. Nyfenger & seconded by Mr. Sinowitz to recommend designation to Council. All present were in favor of recommendation.

6- Liaison's Report:

Mr. DiDio (on behalf of the Environmental Commission) spoke of a recent Environmental Festival held in Norwood (in which Closter was part of). Mayor Heymann also stated that it was a good turnout.

Councilwoman Amitai spoke of an upcoming art festival.

7- Open Meeting to the Public:

No comments at this time.

The Board spoke briefly of filling the two spots open on the PB.

Motion was made by Mr. DiDio & seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 8:56PM.