

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session/Special Meeting
Wednesday,
October 1st, 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, October 1st, 2014 in the Council Chambers of the Borough Hall to order at 8:03PM. 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
Dr. Maddaloni
Mr. Sinowitz
Mr DiDio
Ms. Isacoff
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. Pialtos
Mr. Nyfenger

Dr. Maddaloni read the correspondence list and asked if there were any comments. No comments were made at this time.

Motion was made by Mayor Heymann & seconded by Ms. Issacoff to approve minutes of 08-28-14 All present were in favor of approval with the exception of Councilwoman Amitia who abstained. Motion was made by Ms. Isacoff & seconded by Mayor Heymann to approve minutes of 09-03-14. All were in favor with the exception of Mr. DiDio who abstained.

SPECIAL MEETING PORTION

Item # 1

Block 2302, Lot 37
4 Laurence Court
Application # P-2014-09

Applicant Oron
Attorney: N/A

Ms. Mitchell reminded the Board that Mr. Britva will be attending tonight's meeting on behalf of Ms. Oran (as per discussion at Work Session meeting.)

Mr. Chagaris swore in Mr. Lantelme (professional engineer) of 101 West Street, Hilldale, NJ & Mr. Britva (general contractor) of 1055 River Road, Edgewater, NJ. Mr. Lantelme spoke of soil movement application commenting on revision plans submitted. Mr. DeNicola also commented on application. Councilwoman Amitai complimented the application and spoke of trees and underground electric. Ms. Isacoff concurred with Councilwoman Amitai. Motion was made by Mayor Heymann & seconded by Mr. Sinowitz to approve application. All present were in favor of approval.

Motion was made by Ms. Isacoff & seconded by Mr. DiDio to close special meeting portion of meeting & go into work session portion of meeting. All present were in favor. Time was 8:15 PM.

WORK SESSION PORTION

Item # 1

Block 2104, Lot 10
20 Sherman Avenue
Application # P-2014-10

Applicant: Pars Holding, LLC
Attorney: Frank Ferraro, Esq.

Mr. Ferraro spoke of soil movement application for purpose of new construction & commented on Mr. DeNicola's review letter. Mr. Ferraro also spoke of trees to be removed. Mr. DeNicola also commented on his review letter. Councilwoman Amitai asked about proposed sidewalks/curbs. Mr. DeNicola responded. Mr. Ferraro concurred that proposed sidewalk/curb will be shown on revised plans. Mr. DiDio asked for confirmation regarding soil route. Mr. DeNicola responded. Motion was made by Mr. DiDio & seconded by Ms. Isacoff to deem application perfected. All present were in favor of perfection.

Item #2

Block 1501, Lot 17 (& 18)
165 Herbert Avenue
Application # P-2014-11

Applicant: Merv Fernandes
Attorney: N/A

Mr. Fernandes spoke of soil movement application for purpose of new construction. Mr. DeNicola spoke of his review letter commenting on trees & sidewalks. Mr. DeNicola stated that proposed house is in the residential zone portion (even though a portion of site falls in the industrial zone). Mr. DeNicola confirmed that property consists of two tax lots, but one building lot. Councilwoman Amitai spoke of F.A.R. Mayor Heymann spoke of the industrial (conservation) zone. Mr. DeNicola responded reminded the Board that the house is being built in the residential zone. Motion was made by Councilwoman Amitai & seconded by Mr. DiDio to deem application perfected. All present were in favor of perfection.

3- Liaison's Report-

Councilwoman Amitai spoke of upcoming music festival.

4- Open Meeting to the Public:

No comments at this time.

Mr. Sinowitz spoke of the importance of updating the ordinance regarding permitted uses in district 3. Mayor Heymann spoke of the 2008 approved Master Plan & the original Master Plan of 1981 suggesting a new Master Plan be worked on (as oppose to amending original).

Mr. Chagaris commented on same speaking of Master Plan procedure.

Motion was made by Mr. DiDio & seconded by Ms. Isacoff to adjourn meeting. Meeting was adjourned at 8:45PM.