

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
August 27th, 2015
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, August 5th, 2015 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:

Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Paltos-(Vice-Chair)
Ms. Heymann
Ms. Brewster
Dr. Goldberg
Mr. Iafrate- (Alt #1)
Ms. Batool-(Alt #2)
Mr. Chagaris-Board Attorney
Mr. DeNicola, P.E., Boswell Engineering
Ms. Mitchell -Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Mayor Glidden
Mr. Montroy
Mr. Freyre

Dr. Maddaloni announced the items on the correspondence list. Ms. Heymann spoke of correspondence received from Ms. Vellekamp regarding 15 William Street. Mr. Chagaris & Dr. Maddaloni stated that mentioned should be discussed later in the meeting (during the hearing portion for 15 William Street). Dr. Goldberg asked about the correspondence sent from the Borough of Norwood. Mr. Chagaris & Dr. Maddaloni responded. Dr. Goldberg suggested including "Old Business/New Business" on PB agendas mentioning "Roberts Rules". Mr. Chagaris spoke of same. Dr. Maddaloni spoke of correspondence list. Ms. Heymann also spoke of correspondence(s) specifically received from surrounding Boroughs. Ms. Mitchell & Mr. Chagaris spoke of item # 1 on the correspondence list regarding the Closter Plaza application. Mr. Chagaris further explained. Dr. Goldberg continued to speak of following "Roberts Rules". Ms. Heymann stated that Boards are not obligated to follow mentioned & that it's by choice. Motion was made by Dr. Goldberg & seconded by Councilwoman Amitai to approve including "Old Business" on each PB Work Session Agenda. All present were in favor of motion.

Dr. Maddaloni stated that there was no new business for the September 2nd Work Session Meeting. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to cancel the September 2nd Work Session Meeting. All present were in favor of cancellation.

Dr. Maddaloni stated that the soil movement applications would be heard prior to the 15 William Street application. Ms. Vellekamp concurred.

Item # 1

Block 1601, Lot 23
88 Roosevelt Street
Application # P-2015-09

Applicant: Kang
Attorney: N/A

Mr. Chagaris swore in Mr. Martins of 55 Walnut Street, Norwood, NJ. Mr. Martins spoke of his professional background. Mr. Martins spoke of soil movement application stating that all items from Mr. DeNicola's letter have been complied with. Mr. DeNicola commented on same. Mr. Pialtos asked about route. Mr. DeNicola responded. Councilwoman Amitai asked about the retaining walls. Mr. DeNicola responded stating that the retaining walls pertain to the other soil movement application on agenda (32 Rutgers St.). Ms. Heymann asked if property was in a wetland zone. Mr. Martins responded, stating he didn't see any evidence of wetlands on property. Mr. DeNicola commented on same. Dr. Goldberg asked for clarification regarding water drainage. Mr. Martins responded, speaking of proposed seepage pits. There were no questions /comments from the public at this time. Motion was made by Ms. Heymann & seconded by Councilwoman Amatai to approve application. All present were in favor of approval.

Item # 2

Block 2001, Lot 13
32 Rutgers Street
Application # P-2015-10

Applicant: Dubchenko
Attorney: Steven Freesman, Esq.

Mr. DeNicola spoke of minor revision received this evening. Mr. Chagaris swore in Mr. Garval of 30 Madison Avenue, Paramus, NJ. Mr. Garval spoke of his professional background. Mr. Garval spoke of soil movement application referring to plans submitted. Mr. DeNicola spoke of plans submitted pertaining to minor revision & also spoke of proposed retaining wall. Mr. Garval also spoke of the retaining wall. Mr. DeNicola spoke of seepage pit size requirements. Mr. Garval spoke of same. Dr. Goldberg asked about sump pump & slope of property pertaining to garage. Mr. Garval responded speaking of drainage. Dr. Goldberg asked about location of top soil. Mr. Garval responded. Ms. Mitchell asked for clarification regarding revision date on latest submitted plans. Mr. Garval responded stating he will resubmit plans with correct revision date. Councilwoman Amitai asked for clarification regarding height of retaining wall. Mr. Garval & Mr. DeNicola responded. Mr. Iafrate asked about amount of topsoil on location. Mr. Garval responded. Mr. Garval responded. Mr. DeNicola commented on same speaking of silt fence requirement. There were no questions or comments from the public at this time. Ms. Brewster asked about deed submitted. Mr. Dubchenko responded. Mr. Chagaris commented on

same. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to approve application (with Mr. DeNicola's mentioned stipulations). All present were in favor of approval.

Item # 3

Block 1202, Lot 6.01
15 William Street
Application # P-2015-05

Applicant: Multi Phase Electrical Services
Attorney: Donna Vellekamp, Esq.

Dr. Maddaloni recused himself from this application due to residing within 200 feet of property. Mr. Paltos took over chairing the meeting at this point. Ms. Vellekamp spoke of Site Plan application. Ms. Heymann asked if the Board was mandated to hear application if there were outstanding monies due the Borough. Mr. Chagaris responded stating that the Board is obligated to hear the application; as long as the taxes are current. Ms. Vellekamp stated that no summonses were ever issued. Ms. Heymann spoke of letter from Mr. Fuchs. Mr. Chagaris spoke of same also speaking of Mr. Montroy's letter. Ms. Vellekamp commented on same reminding the Board that a summons was not issued. Mr. Chagaris concurred that a fine can only be issued by a court & that this fine cannot be enforced based on mentioned correspondence from Mr. Fuchs. Ms. Vellekamp spoke of the \$900.00 paid for shade tree mitigation, referring to the STC letter dated July 16th, 2014. Mr. DeNicola asked about location of the tree. Mr. Chagaris swore in Mr. Martins of 55 Walnut Street, Norwood, NJ. Ms. Vellekamp & Mr. Martins responded to Mr. DeNicola's question referring to plan submitted. Ms. Heymann asked for clarification regarding trees. Mr. Martins responded marking tree on plan. Mr. Chagaris stated that concerns addressed in Mr. Fuchs letter can be handled as a condition of approval. Dr. Goldberg asked for clarification regarding trees/fines. Mr. Chagaris responded. Mr. Martins continued to speak of site plan submitted showing previous & existing conditions. Mr. DeNicola asked about truck parking. Mr. Martins responded & also spoke of the surrounding properties. Mr. DeNicola asked for clarification regarding landscape berm. Mr. Martins responded. Ms. Vellekamp commented on same, stating that the applicant would take any suggestions from the Board regarding planting. Mr. DeNicola asked about the existing sign. Mr. Martins responded. Mr. DeNicola asked about inlet for drainage. Mr. Martins responded. Mr. Chagaris spoke of application referring to Mr. Montroy's correspondence reminding the members that the Board is not an enforcing agency. Mr. Chagaris spoke of the variance that the applicant was applying for. Dr. Goldberg spoke of Mr. Sinowitz's letter asking for clarification. Mr. Chagaris responded. Mr. DeNicola spoke of sidewalk installed. Ms. Vellekamp spoke of zoning permit granted for the front walkway; and also spoke of additional work conducted including shed installation. Ms. Brewster asked about the shed location in regards to distance from A/C units. Dr. Goldberg asked for further clarification regarding the enforcement of scope of work conducted without prior permits. Mr. Chagaris responded reminding him that it is not the Board's responsibility to enforce. Ms. Heymann suggested the Board request additional information from applicant regarding drainage, etc. Mr. Chagaris spoke of the ways the Board can handle this application. Councilwoman Amitai asked for clarification regarding existing, current & proposed conditions. Ms. Vellekamp responded stated that this will all be explained during testimony. Mr. Paltos told the Board members that they need to allow Ms. Vellekamp to proceed with application prior to asking questions. Ms. Vellekamp proceeded ask

Mr. Martins to continue his testimony. Mr. Martins spoke of pictures referring to existing conditions of site and also spoke of existing/proposed conditions; marking exhibits accordingly. Ms. Heymann asked for clarification regarding walkway spoken of. Mr. Martins responded speaking of the front walkway which was approved & the additional side walkway. Ms. Heymann also asked about impervious/pervious coverage. Ms. Vellekamp responded. Mr. Martins proceeded with his testimony. Mr. Chagaris asked about the size of the driveway/parking area (gravel section). Mr. Martins responded speaking of truck access. Mr. Chagaris asked for further clarification of why so much space is needed. Mr. Martins responded speaking of maneuvering of trucks. Ms. Vellekamp spoke of nature of business. Mr. Chagaris also asked how often trucks were on site. Mr. Martins responded. Mr. DeNicola also asked about the maneuvering of trucks. Mr. Martins responded. Mr. Chagaris stated that a template should be submitted showing truck maneuvering. Mr. DeNicola responded. Dr. Goldberg asked for clarification regarding mentioned. Mr. Chagaris responded. Mr. DeNicola stated a parking analysis should also be submitted as part of the revised plan. Ms. Brewster asked about the gravel/sidewalk installed. Mr. DeNicola responded, also stating that a front sidewalk should be installed as per the Borough Code. Ms. Heymann asked about square feet of proposed parking area. Mr. Martins responded. Ms. Heymann continued to comment on same. Mr. Pialtos spoke of tractor trailer maneuvering & the effecting of the pavers. Ms. Vellekamp spoke of same. Ms. Heymann spoke of drainage concerns. Mr. DeNicola stated that plans submitted addressed drainage. Mr. DeNicola spoke of front sidewalk. Dr. Goldberg reiterated that the work was conducted without permits. Ms. Vellekamp reminded Dr. Goldberg that the application is not before the Board for the purpose of penalties. Mr. Chagaris commented on same, also stating that the application will carry. Discussion was made regarding items needed in revised plans. Ms. Brewster asked for clarification regarding zone. Ms. Vellekamp responded. Ms. Vellekamp stated she was unavailable for the September 24th meeting. It was announced that application will be heard on October 7th. The Board continued to discuss revisions needed. Ms. Mitchell requested 16 sets of plans.

At this time Dr. Maddaloni rejoined the Board as Chairman. Motion was made by Mr. Pialtos & seconded by Councilwoman Amitai to cancel the September 24th Regular Monthly Meeting. All present were in favor. Ms. Mitchell reminded the Board members of the upcoming land use course & to please reply by September 10th.

Motion was made by Mr. lafrate & seconded by Councilwoman Amitai to go into executive session. Time was 10:08PM.

Meeting reopened at 10:35; at which time motion was made by Ms. Heymann & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 10:35 PM.