

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Work Session/Special Meeting**  
Wednesday  
December 2<sup>nd</sup>, 2015  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session/Special Meeting  
Wednesday,  
December 2nd, 2015

Dr. Maddaloni, Chairman called the Work Session/Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, December 2<sup>nd</sup>, 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:

Mayor Glidden  
Councilwoman Amitai  
Dr. Maddaloni-(Chair)  
Mr. Paltos-(Vice-Chair)  
Ms. Heymann  
Mr. Montroy  
Ms. Brewster  
Mr. Freyre  
Dr. Goldberg  
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:

Mr. Iafrate- (Alt #1)

Dr. Maddaloni announced the items on the correspondence list. There were no comments at this time.

Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 10-7-15 & 10-29-15. All present were in favor of approval.

Open Meeting to the public:

Mr. Amitai of 284 Piermont Road asked why COAH discussion was not listed on the agenda as a public item. Mr. Chagaris responded stating that the purpose of this being discussed in closed session is due to COAH issues currently being in litigation & will be discussed in public hearings at a later date. Mr. Amitai continued to express his concerns with the public not being aware of COAH issues at this time. Mr. Chagaris responded speaking of the Supreme Court of NJ requirements, etc. & reinstated that the public would be notified at a later date.

**Special Meeting Portion**

**Item # 1**

Block 701, Lot 13  
80 Knickerbocker Road  
Application # P-2015-11

Applicant: Anderson  
Attorney: Kurt Hartmann, Esq.

Dr. Maddaloni announced that applicant's attorney has requested that this application carry to the next Planning Board Meeting (January 6<sup>th</sup>, 2016). Dr. Maddaloni asked for clarification regarding carrying application(s). Mr. Chagaris responded. Dr. Maddaloni announced that notice will also carry for this application.

**Work Session Portion**

**Item #1**

Block 1314, Lot 2 (includes lot 1)  
248 (aka 234) Closter Dock Road  
Application # P-2015-12

Applicant: Heidenberg Closter Assoc.  
Attorney: Howard Geneslaw, Esq.

Mr. Montroy recused himself from this application due to code enforcement action. Mr. Geneslaw introduced himself & spoke of application. Mr. Geneslaw stated that his clients were not aware that site plan approval was required for scope of work & also spoke of tree removal on site. Mr. Geneslaw spoke of site plans submitted. Mr. DeNicola spoke of items of his review letter. Mr. Geneslaw commented on same. Ms. Heymann requested that revised plans include the continuation of the lights on Main Street. Dr. Maddaloni responded to Ms. Heymann's request. Mr. Chagaris commented on same. Councilwoman Amitai asked about report from P.D. Ms. Mitchell stated that feedback has not been received from P.D. at this point. Ms. Brewster asked about employee parking spaces & distance of parking area in regards to the new planter being installed. Dr. Maddaloni stated that these items would need to be addressed at the public hearing. Mr. Freyre spoke of the confusion regarding entrance/exit of the plaza. Dr. Maddaloni stated that this item should be discussed during the public hearing. Dr. Goldberg stated that the Board can help the applicant if mentioned items can be discussed now instead of waiting for the hearing. Dr. Maddaloni responded speaking of the purpose of the Board engineer's review. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to deem application complete. All present were in favor of completeness. Mr. Geneslaw requested a lift of the stop work order for portion of scope of work. Dr. Maddaloni stated that the Board did not have that authority. Ms. Brewster asked about proposal to plant 3-trees in middle section. Mr. Geneslaw responded.

**2-Liaison's Reports:**

Mayor Glidden announced the upcoming Borough tree lighting ceremony.

3- Old Business:

A-Status regarding COAH requirements- (Discussed during Executive Session)

B- Pending Resolution-Application # P-2015-05 -15 William Street:

Mr. Chagaris stated that said resolution is not completed at this time & also stated that additional legal escrow is due.

4- New Business:

Approval of 2016 PB Meeting Dates:

Ms. Mitchell announced that the PB meetings (as usual) will take place the 1<sup>st</sup> Wednesday of each month & the last Thursday of each month with the exception of November due to Thanksgiving. Motion was made by Councilwoman Amitai & seconded by Mr. Montroy to approve the 2016 meeting date. All present were in favor of approval.

Motion was made by Mr. Montroy & seconded by Mr. Freyre to go into executive session. All present were in favor. (Time was 8:49PM).

Executive session concluded at 9:58PM.

Motion was made by Dr. Goldberg & seconded by Mayor Glidden to adjourn meeting. Meeting was adjourned at 9:58PM.