

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
January 29th, 2015
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Tuesday,
January 29th, 2015

Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 29th, 2015 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.

Mr. Chagaris swore in Mr. Montroy to serve as member of the Board.

The following Planning Board members and professional persons were present at the meeting:

Mayor Glidden-8:06PM

Councilwoman Amitai

Dr. Maddaloni-(Chair)

Mr. Pialtos

Ms. Heymann

Ms. Brewster

Mr. Freyre

Dr. Goldberg

Mr. Montroy

Mr. Iafrate

Ms. Batool-8:07PM

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:

N/A

Dr. Maddaloni read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Mayor Heymann spoke of correspondence regarding Borough of Wyckoff's PB & ZBA procedures. Ms. Heymann suggested that this information be on Closter Borough website in order to assist the residents. Mr. Chagaris stated that he would look over information. Dr. Maddaloni suggested bringing this item up at the next scheduled Planning Board meeting. Ms. Mitchell clarified purpose of the outgoing correspondence.

Item # 1

Block 1903, Lot 19
32 Halsey Lane
Application # P2014-14

Applicant: Shemtov
Attorney: N/A

Mr. Chagaris swore in Mr. Onello (Engineer) of 23 Thornhill Drive, Ramsey, N.J. & Mr. Shemtov (Property Owner) of 3 Laurence Court, Closter, NJ. Mr. Onello spoke of plan submitted revised through January 14, 2015; also discussing Mr. DeNicola's review letter. Mr. DeNicola stated that soil route is needed on application. Mr. DeNicola asked for clarification regarding tree removal. Mr. Shemtov responded. Ms. Mitchell spoke of tree removal report submitted by Mr. Fuchs. Dr. Maddaloni asked about a landscape plan. Ms. Mitchell stated that the submittal of a landscape plan would be required prior to issuing a C of O. Mr. Shemtov also commented on trees. Mr. DeNicola spoke of required setbacks of retaining wall. Mr. Montroy asked about water run-off regarding raised grading. Mr. Onello responded. Mr. DeNicola asked about proposed wall drain. Mr. Onello responded. Mr. DeNicola spoke of the wall having a weep hole. Mr. Onello commented on same. Mr. Montroy spoke of the requirement for construction permit & calculations regarding retaining wall as per the uniform construction code. Mr. Onello stated that revised plans will indicate weep hole. Mr. Onello continued to speak of items on Mr. DeNicola's review letter. Mr. DeNicola stated that any future proposed building on site would require ZBA approval. Mayor Glidden asked Mr. Shemtov for clarification regarding size of structure. Mr. Shemtov responded. Mr. Onello continued to speak of application. Mayor Glidden asked for clarification of coverage. Mr. DeNicola responded. Mr. Montroy spoke of requirement of an as-built survey. Mr. Onello continued to speak of items in Mr. DeNicola's letter. Councilwoman Amitai asked about the curb line pitch & the proposed fence on wall. Mr. Onello responded. Councilwoman Amitai asked for clarification regarding seepage pits vs. catch basin. Mr. Onello & Mr. DeNicola responded. Councilwoman Amitai asked for legal clarification regarding an applicant representing themselves vs. attorney representation. Mr. Chagaris responded. Councilwoman Amitai asked about underground electric. Mr. Shemtov responded speaking of the existing pole being placed on opposite side of street. Mr. Pialtos asked for clarification regarding height of proposed structure. Mr. Onello responded. Dr. Goldberg asked about proposed tree landscaping plan. Mr. DeNicola responded stating that would be determined. Mr. Shemtov also spoke of trees. Mr. Freyre asked about seepage pits & water runoff. Mr. Denicola responded. Councilwoman Amitai asked about height of ceiling & water runoff. Mr. DeNicola responded. There were no comments/questions from the public regarding application. Dr. Goldberg asked if the Planning Board would see any drawings of the new house. Mr. DeNicola responded stating that the Board would be finished with application after tonight's hearing & that the Building Dept. will review plans. Ms. Brewster asked if previous house was already demolished. (The house had been demolished). Motion was made by Ms. Heymann & seconded by Mr. Pialtos to approve application with mentioned stipulations. Mr. Shemtov asked for clarification regarding tree planting stipulations. Mr. DeNicola responded. All present were in favor of approval with the exception of the alternate members who did not need to vote.

Motion was made by Dr. Maddaloni & seconded by Ms. Heymann to cancel the February 4th & February 26th Planning Board Meetings. All present were in favor. Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting & go into executive session. All present were in favor. Time was 9:04PM. Executive session ended at 9:17PM. Mr. Chagaris stated that a motion can be taken to adjourn regular meeting & that he would stay to give overview to help the new members with the understanding of plans & that this was not mandatory & would not be on record. Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to adjourn meeting. Meeting was adjourned at 9:18PM.