

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Reorganization, Special & Work Session Meeting**  
TUESDAY,  
January 6<sup>th</sup>, 2015  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Reorganization, Special, & Work Session Meeting**  
**Tuesday,**  
**January 6<sup>th</sup>, 2015**

Dr. Maddaloni, Chairman called the Reorganization, Special & Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Tuesday, January 6<sup>th</sup>, 2015 in the Council Chambers of the Borough Hall to order at 8:32PM. 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 Mayor Glidden, Councilwoman Amitai, Ms. Heymann, Ms. Brewster, Mr. Freyre, Dr. Goldberg, Mr. Iafrate & Ms. Batool to serve as members of the Planning Board.

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

Mayor Glidden  
Councilwoman Amitai  
Dr. Maddaloni-(Chair)  
Mr. Pialtos  
Ms. Heymann  
Ms. Brewster  
Mr. Freyre  
Dr. Goldberg  
Mr. Iafrate  
Ms. Batool  
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. No comments were made at this time.

Motion was made by Ms. Heymann and seconded by Councilwoman Amitai to approve minutes of 12-03-14. All present were in favor of approval. (Newly appointed members were not able to vote).

**Reorganization Portion of Meeting**

Councilwoman Amitai took over chairing at this point (for purpose of requesting nomination for Chairman). Motion was made by Ms. Heymann & seconded by Mr. Pialtos to nominate Dr. Maddaloni as Board Chair. All present were in favor with the exception of Dr. Maddaloni who abstained. At this point, Dr. Maddaloni took over chairing the meeting. Dr. Maddaloni thanked the Board for their nomination.

Motion was made by Mr. Freyre & seconded by Councilwoman Amitai to nominate Mr. Paltos as Board Vice-Chair. All present were in favor with the exception of Mr. Paltos who abstained. Motion was made by Dr. Maddaloni & seconded by Councilwoman Amitai to nominate Ms. Mitchell as Board Secretary. All present were in favor. Motion was made by Councilwoman Amitai & seconded by Mr. Paltos to nominate Beattie Padovano, LLC (in the person of Mr. Chagaris) as Board Attorney. All present were in favor. Motion was made by Mr. Paltos & seconded by Dr. Maddaloni to nominate Boswell Engineering (in the person of Mr. DeNicola) as Board Engineer. All present were in favor.

Councilwoman Amitai asked for clarification regarding soil movement fees. Ms. Mitchell responded. Mr. Chagaris clarified the process regarding escrow fees. Ms. Heymann commented on mentioned. Ms. Mitchell clarified 200-ft list fee. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to adopt 2015 Fee Schedule. All present were in favor. Mr. Chagaris clarified the purpose of adoption of official newspaper. Motion was made by Ms. Heymann & seconded by Mayor Glidden to designate The Bergen Record & the Star Ledger as 2015 official newspapers (for purpose of legal noticing). All present were in favor.

Dr. Maddaloni spoke of the reformation of the Board Subcommittees. Decision was made for Ms. Heymann, Councilwoman Amitai & Ms. Batool to serve on the Ordinance Draft Review Subcommittee, with Dr. Goldberg serving as alternate member. (Ms. Heymann will serve as Chair); Councilwoman Amitai, Ms. Heymann, & Dr. Maddaloni will serve on the Planning & Zoning Subcommittee with Mayor Glidden serving as alternate member. (Councilwoman Amitai will serve as Chair); Ms. Heymann, Mr. Freyre, & Mr. Iafrate will serve on the COAH Subcommittee, with Ms. Batool serving as alternate. Mr. Chagaris explained the purpose of the COAH Subcommittee; Mr. Paltos, Dr. Goldberg & Ms. Brewster will serve on the Master Plan Implementation Subcommittee, with Councilwoman Amitai serving as alternate member.

### **Special Meeting Portion**

#### **Item # 1**

Block 1701, Lot 1  
309 Closter Dock Road  
Application # P2014-13

Applicant: 309 Closter Dock Road, LLC  
Attorney: Matthew Capizzi, Esq.

Dr. Maddaloni announced that this application is withdrawn. Mr. DeNicola clarified the reason for withdrawal.

### **Work Session Portion of Meeting**

#### **Item # 1**

Block 1903, Lot 16  
32 Halsey Lane  
Application # P2014-14

Applicant: Shemtov  
Attorney: N/A

Mr. Chagaris clarified the purpose of perfection meeting for a soil movement application (for purpose of new member understanding). Mr. DeNicola & Dr. Maddaloni commented on same. Mr. Shemtov spoke of Mr. DeNicola's review letter. Mr. DeNicola also commented on same & stated that additional review will need to take place due to installation of retaining wall. Mr. DeNicola continued to speak of application/review. Dr. Goldberg asked if variances were being re-

quested. Mr. DeNicola responded stating that if applicant had future plans to build on site, they would be required to go before the Zoning Board. Councilwoman Amitai asked about proposed retaining walls. Mr. DeNicola responded stating this was also mentioned in his review letter. Mr. Paltos asked for clarification of soil route. Mr. DeNicola stated this would have to be addressed prior to hearing. Motion was made by Mayor Glidden & seconded by Ms. Heymann to deem the application complete. Mr. DeNicola stated that tree removal would need to be clarified at the hearing. All present were in favor of perfection. (Alternate # 2 was not needed to vote).

2- Liaison's Report(s) - Councilwoman Amitai spoke of the Mayor & Council Reorganization meeting

3-Open Meeting to the Public- No Comments

Dr. Goldberg spoke of his concerns regarding tree removal. Board members continued to discuss. Dr. Goldberg suggested an ordinance change regarding this. Dr. Maddaloni stated this item would need to be discussed on the ordinance subcommittee level. Mr. Chagaris commented on same.

Ms. Mitchell asked who would be serving as Liaisons for the Environmental & Historic Commission(s). Councilwoman Amitai stated that Dr. Goldberg will represent Environmental Commission. Mayor Glidden stated that HPC member has not been determined at this time.

Dr. Goldberg requested a contact list for PB members. Ms. Mitchell stated that a list is generated every year. Mr. Chagaris spoke of the legal impact regarding e-mail(s) distributed among the board members. Mayor Heymann spoke of the mandatory land use course. Ms. Mitchell & Councilwoman Amitai spoke of same.

Mayor Glidden thanked the members for their volunteered service on the Board.

Motion was made by Mayor Glidden & seconded by Dr. Maddaloni to adjourn meeting. Meeting was adjourned at 9:31PM.