

**PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Minutes of Work Session Meeting**

Wednesday,  
July 1st 2015  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
July 1<sup>st</sup>, 2015

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, July 1st, 2015 in the Council Chambers of the Borough Hall to order at 8:05PM. 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)  
Ms. Brewster  
Dr. Goldberg  
Mr. Iafrate-(Alt #1)  
Ms. Batool-(Alt #2)- 8:10PM  
Mr. Chagaris-Board Attorney  
Mr. DeNicola, P.E., Boswell Engineering  
Paul Demarest, Acting Planning Board Coordinator

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

Mr. Paltos-(Vice-Chair)  
Mr. Montroy  
Mr. Freyre  
Ms. Mitchell-(Planning Board Coordinator)

Dr. Maddaloni announced the items on the correspondence list. Dr. Goldberg spoke of a correspondence from AvalonBay Communities (regarding COAH) received on June 15<sup>th</sup>. (Mentioned was part of the 06-25-15 Planning Board correspondence list). Dr. Goldberg asked if the Board was obligated to respond to this. Mr. Chagaris responded stating that the Board was not obligated to respond to request. Dr. Goldberg asked for additional information regarding COAH. Mr. DeNicola responded. Mayor Glidden stated that this is currently in the hands of the Mayor & Council & will be submitted to the State by July 8<sup>th</sup>. Dr. Goldberg continued to discuss. Mayor Glidden also continued to speak of COAH pertaining to court requirements.

Motion was made by Mayor Glidden and seconded by Mr. Iafrate to approve minutes of 05-28-15. All present were in favor of approval. Motion was made by Ms. Brewster & seconded by Councilwoman Amitai to approve minutes of 06-03-15. All present were in favor of approval.

Item # 1

Block 1202, Lot 6.01

Applicant: Multi-Phase Electrical Services

15 William Street  
Application # P-2015-05

Attorney: Donna Vellekamp

Dr. Maddaloni recused himself from this application due to residing within 200 feet of site. Councilwoman Amitai took over chairing the meeting at this point. Ms. Vellekamp introduced herself & spoke of site plan application. Mr. DeNicola spoke of application & his review letter. Councilwoman Amitai asked about existing # of buildings. Mr. DeNicola responded. Ms. Brewster asked about consequences for doing the work without permits. Mr. DeNicola stated that the Planning Board does not issue penalties/consequences. Ms. Brewster asked about location of the shed. Mr. DeNicola & Mr. Chagaris reminded Ms. Brewster that this meeting was for the purpose of perfection only. Councilwoman Amitai asked about distance from residential areas. Ms. Vellekamp responded. Ms. Heymann asked about the 200 ft list. Ms. Vellekamp responded. Dr. Goldberg asked about the procedure regarding work already completed. Mr. DeNicola & Mr. Chagaris responded. Ms. Brewster asked about requirements regarding installation of shed. Mr. DeNicola responded. Motion was made by Mayor Glidden & seconded by Ms. Heymann to deem application perfected. All present were in favor of perfection. (Application will be heard at the July 30<sup>th</sup> meeting).

Dr. Maddaloni rejoined the meeting & took over chairing the at this point.

Item # 2

Block 1206, Lot 1 (thru 16)  
23 Naugle Street  
Application # P-2015-08

Applicant: Dykes Lumber Company, Inc.  
Attorney: Mr. Basralian, Esq.

Mr. Basralian stated that applicant will comply with Mr. DeNicola's review letter & spoke of proposed site plan application. Mr. Chagaris spoke of proposed new building according to plan submitted stating that this application would need to go before the Zoning Board if expansion of non-conforming structure will take place. Mr. Basralian responded stating that a new building will not be added. Mr. Chagaris reiterated that this application appears to propose an expansion of a non-conforming structure. Mr. Basralian responded. Dr. Maddaloni asked for clarification. Mr. Chagaris & Mr. DeNicola responded. Mr. Basralian commented on same. Councilwoman Amitai asked why applicant was sent to Planning Board. Mr. Basralian responded stating he believed that the Planning Board is the correct Board to be before regarding this application. Ms. Brewster asked for clarification regarding wall located on Railroad Avenue. Mr. DeNicola responded. Dr. Maddaloni reminded the Board that now wasn't the time to get into the merits of the application; however determination needed to be made regarding Board jurisdiction. Mr. Basralian stated that he would further examine application regarding Board Jurisdiction. Mr. Chagaris recommended that this application carry to the next Work Session for purpose of perfection. Mr. Basralian concurred. (Application will carry to the August 5<sup>th</sup> meeting).

3- Liaison's Reports- Councilwoman Amitai spoke of the recent hoedown that took place, stating that people seem to enjoy themselves. Mayor Glidden spoke of the upcoming ribbon cutting ceremony regarding Closter Plaza project. Mr. Chagaris spoke of briefs submitted regarding Closter Plaza litigation. The Board continued to discuss.

4- Open Meeting to the Public:  
No comments at this time.

Motion was made by Mayor Glidden & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 8:43PM.