

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

Wednesday,
June 3rd, 2015
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Work Session Meeting
Wednesday,
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Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, June 3rd, 2015 in the Council Chambers of the Borough Hall to order at 8:02PM. 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. Brewster
Dr. Goldberg
Mr. Iafrate-(Alt #1)
Ms. Batool-(Alt #2)
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:

Ms. Heymann
Mr. Montroy
Mr. Freyre

Dr. Maddaloni announced the items on the correspondence list.

Motion was made by Ms. Brewster and seconded by Ms. Batool to approve minutes of 04-30-15. All present were in favor of approval with the exception of Mayor Glidden, Councilwoman Amitai, Dr. Maddaloni & Mr. Iafrate who abstained. Motion was made by Mr. Iafrate & seconded by Mr. Paltos to approve minutes of 05-06-15. All present were in favor of approval.

Dr. Maddaloni announced that **item # 1** on agenda (15 William Street) will be tabled until the July Work Session Meeting as per the request of the applicant's attorney. Dr. Maddaloni stated that due to living within 200 feet of this site, he will be recusing himself from this application at the July meeting. Mr. Chagaris explained the procedure regarding application extension as it relates to a Work Session Meeting vs. a Hearing. Ms. Mitchell asked for clarification regarding number of times this can be carried. Mr. Chagaris responded.

Item # 2

Block 1003, Lot 21.02
77 Legion Place
Application # P-2015-06

Applicant: Asfarjani
Attorney: David Watkins, Esq.

Mr. Watkins spoke of soil movement application speaking of Mr. DeNicola's review letter. Mr. DeNicola commented on same. Councilwoman Amatai asked for clarification regarding tree removal. Ms. Brewster spoke of same. Mr. Watkins stated that testimony will be given at hearing regarding tree removal. Dr. Goldberg spoke of the tree removal ordinance. Ms. Mitchell clarified that zoning approval was received. Motion was made by Mayor Glidden & seconded by Mr. Paltos to deem application perfected. All present were in favor of perfection.

Item # 3

Block 1003, Lot 18.01
445 Durie Avenue
Application # P-2015-07

Applicant: Asfarjani
Attorney: David Watkins, Esq.

Mr. Watkins spoke of soil movement application speaking of Mr. DeNicola's review letter. Mr. DeNicola commented on same. Councilwoman Amitai asked about sidewalk waiver(s). Mr. De-Nicola responded. Motion was made by Mayor Glidden & seconded by Councilwoman Amitai to deem application perfected. All present were in favor of perfection.

4- Pending Resolution(s) Approval/Memorialization

- A- Resolution regarding Block 1205, Lot 9; 50 Railroad Avenue- Site Plan Application: Mr. Chagaris spoke of resolution distributed. Councilwoman Amitai asked for clarification regarding resolution stating # of stories vs. mezzanine. Mr. Chagaris responded. Mr. De-Nicola commented on same. The Board continued to discuss. Councilwoman Amitai also spoke of testimony given regarding office space. Mr. Chagaris & Dr. Maddaloni responded. Dr. Goldberg stated that a phrase is needed in resolution pertaining to variance not being needed regarding mezzanine. Councilwoman Amitai spoke of time limit of truck delivery. Ms. Brewster commented on same. Councilwoman Amitai spoke of number of employees. The Board continued to discuss. Councilwoman Amitai spoke of Borough code regarding fire lane. Dr. Goldberg asked about plan regarding dumpster screening. Mr. DeNicola responded. Dr. Goldberg asked for clarification regarding # of deliveries. & also spoke of landscape plan. The Board discussed mentioned. Mr. Chagaris & Mr. DeNicola stated that there will be a developer's agreement. Revisions to resolution were discussed regarding all items mentioned. Mr. Chagaris stated that resolution would be voted on & will be signed

after distributing revised resolution. Mr. Chagaris confirmed all revisions spoken of. Motion was made by Dr. Goldberg & seconded by Ms. Brewster to approve/memorialize resolution with mentioned revisions. All present were in favor of approval with the exception of Ms. Batool who was not qualified to vote.

- B- Resolution regarding Block 1004, Lot 1; 334 Durie Avenue- Fence Application: Ms. Mitchell asked for clarification regarding members permitted to vote on this resolution. Mr. Chagaris responded. Dr. Goldberg asked about planting of shrubs. Mr. Chagaris re-minded Dr. Goldberg that he voted against this application at prior meeting. Dr. Goldberg continued to discuss plantings. Mr. DeNicola responded. Motion was made by Ms. Brewster & seconded by Ms. Batool to approve/memorialize resolution with mentioned revision(s). Dr. Goldberg continued to speak of resolution. Ms. Brewster & Ms. Batool were in agreement to approve resolution. (They were the only ones qualified to vote).

5- Liaison's Reports- Councilwoman Amitai stated that the (Memorial Day) parade was very nice. She also spoke of the upcoming Hoedown sponsored by the Improvement Commission. She also stated that the permits have been released regarding the Closter Plaza project.

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

Motion was made by Councilwoman Amatai & seconded by Ms. Brewster to go into executive session. All present were in favor. Time was 9:08PM. (Executive Session ended at 9:23PM.)

Motion was made by Mayor Glidden & seconded by Ms. Brewster to adjourn meeting. Meeting was adjourned at 9:23PM.