

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

Wednesday,  
March 4<sup>th</sup>, 2015  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
March 4<sup>th</sup>, 2015

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, March 4<sup>th</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  
Ms. Heymann  
Mr. Montroy  
Ms. Brewster  
Mr. Freyre  
Dr. Goldberg  
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:

Mr. Pialtos  
Mr. Iafrate

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 Mr. Montroy to approve minutes of 01-06-15 & 01-29-15; one correction was spoken of regarding 01-06-15 Reorganization portion of meeting. Ms. Mitchell confirmed that mentioned had been corrected. All present were in favor of approval.

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Item # 1

Block 1205, Lot 9  
50 Railroad Avenue

Applicant: 50 Railroad, LLC  
Attorney: Allen Bell, Esq.

Mr. Bell (of Jacobs & Bell) introduced himself & spoke of the nature of site plan/soil movement application. Mr. Bell stated that he reviewed the reports received from the Shade Tree Commission & the Construction Official. The Board discussed concerns regarding proposed removal of trees. Dr. Goldberg asked for clarification regarding trees. Mr. DeNicola responded. Mr. Chagaris also commented on the

Borough tree ordinance. Mr. Montroy spoke of the need for a revised tree removal application. Mr. Bell responded. Mr. Montroy asked if an environmental impact statement had been made. Mr. Hubschman stated he was not aware. Councilwoman Amitai spoke of monitoring wells referring to the property next door. Mr. Chagaris spoke of proposed parking spaces. Mr. Bell commented on same stating that a waiver will be requested. Mr. Montroy also spoke of parking concerns. Ms. Brewster asked about deliveries & amount of loading bays. Mr. Bell responded. Dr. Maddaloni asked for clarification regarding delivery pick up. Mr. Freyre spoke of the use of 51 Railroad Avenue (property across the street) regarding safety of children. Ms. Heymann asked about current location of business. Mr. Bell responded. Mr. Chagaris asked for further clarification of business. Mr. Bell responded also speaking of the intent of the proposed additional office space. Mr. Chagaris spoke of setback. Mr. Hubschmann commented on same. Mr. DeNicola spoke of his review letter. Mr. Bell commented on same. Mr. Hubschmann also commented on items of Mr. DeNicola's review letter. Councilwoman spoke of door (facing Wellington Avenue). Mr. Hubschmann responded. Comments of Mr. DeNicola's review letter continued to be discussed. Mr. Chagaris asked for clarification regarding types of products offered. Mr. Bell responded. Mr. DeNicola spoke of loading docks. Mayor Glidden asked for clarification regarding requirement of parking spaces. Mr. DeNicola responded. Ms. Brewster also asked about parking spaces. Mr. Montroy spoke of the proposed mezzanine (as oppose to 2<sup>nd</sup> floor addition). Dr. Maddaloni asked for clarification of mentioned. Mr. Montroy responded. Dr. Goldberg asked about existing company & its current operation. Mr. Bell responded. Mr. DeNicola continued to discuss items of his review letter. Mr. Chagaris suggested Board see revisions prior to perfection. Mr. Bell responded speaking of applicant's time limitation. Mr. Bell also stated that revised plans will be submitted prior to hearing. Councilwoman Amitai requested presentation by applicant's engineer. Mr. Chagaris & Dr. Maddaloni stated that presentation/testimony will take place at the hearing. Dr. Maddaloni stated that he didn't see a reason why perfection couldn't take place this evening. Councilwoman spoke of complying with the code (173-45). Mr. DeNicola responded again speaking of his review letter. Dr. Goldberg asked for clarification regarding drainage. Mr. Hubschmann responded. Mr. DeNicola spoke of same. Councilwoman Amitai spoke of lack of vision of property due to snow. Ms. Brewster asked about proposed bays (loading docks). Mr. Bell responded. Mr. DeNicola also spoke of loading docks. Councilwoman Amitai asked about distance to stream. Mr. Hubschmann responded speaking of "the ditch". Motion was made by Ms. Heymann & seconded by Mr. Montroy to perfect application with mentioned stipulations of Mr. DeNicola's review letter. All present were in favor of perfection with the exception of Councilwoman Amitai who voted against.

2- Liaison's Report(s) - Councilwoman Amitai spoke of the finance committee meetings regarding municipal budget approvals; exterior repairs of the Borough Hall; The recent hiring of the Construction Official, & Borough Administrator; updates to the Borough Facebook Page(s); Board distribution of the Borough Code book (chapters 173 & 200); Verizon cell towers; DPW & swim club contamination(s); & High Street sidewalk installation. Dr. Maddaloni asked for confirmation of cost(s) regarding investigation of swim club contamination. Mr. DeNicola responded. Councilwoman Amitai continued her report speaking of the road program specifically commenting on the upcoming repair of Hickory Lane. Dr. Maddaloni spoke of the needed repair of the CXS crossings in town (Main Street & Old Hook Road) & how this can be enforced. Mr. DeNicola spoke of same. Ms. Heymann spoke of CXS in regards to Van Sciver/ Railroad Avenue. Mr. DeNicola stated that mentioned is probable privately owned & suggested that fines be issued (as per property maintenance). Mr. Chagaris commented on same. Councilwoman Amitai asked for clarification regarding spoken of crossings. Mr. Montroy commented on same speaking of the Borough owned portion. The Board continued to discuss. Councilwoman continued to report speaking of the proposed project at the old village school property; the upcoming rally regarding unsafe oil trains; regional high school special election; upcoming Improvement Commission Spring hoedown. Ms. Mitchell asked about a HPC liaison. Councilwoman Amatai responded stating that Councilman Hennessey is working on that. There were no comments on behalf of the Environmental Commission.

3- Open Meeting to the Public- Mr. Isaacson of 97 Columbus Avenue spoke of 50 Railroad Avenue (on behalf of the Environmental Commission). He requested a copy of correspondence(s) regarding same. Ms. Mitchell commented on same. Mr. Isaacson commented on Mr. Freyre's concerns regarding truck traffic. Ms. Chung Lee Ho & Michelle from 111 Homans Avenue spoke of the Closter Plaza redevelopment requesting site plan modification & also asked for clarification regarding noticing. Mr. Chagaris & Dr. Maddaloni stated that this application has already been approved, & that the land owner would have been notified accordingly. Ms. Mitchell also stated that concerns should've been brought up during the hearings. Mr. Montroy stated that he also met with the representatives from CGI (111 Homans Avenue). Ms. Ho also spoke of the proposed loading docks expressing her concerns. Dr. Maddaloni & Mr. De-Nicola responded. Ms. Heymann also commented on Ms. Ho's concerns.

4- Discussion/Clarification Regarding Mandatory Land Use Course- Mr. Chagaris spoke of the land use course clarifying the requirement for new board members to attend within 18 months of starting on the board. Members continued to discuss. Ms. Mitchell spoke of the upcoming April 18<sup>th</sup> course offered in Paramus.

Motion was made by Ms. Heymann and seconded by Mayor Glidden to adjourn meeting.  
Meeting was adjourned at 9:25PM.