

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
May 28th, 2015
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, May 28th, 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.

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. Heymann

Mr. Montroy

Ms. Brewster

Mr. Freyre

Dr. Goldberg

Mr. Iafrate-(Alt #1)

Ms. Batool-(Alt #2)-8:09PM

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. There were no comments regarding mentioned.

Dr. Maddaloni stated that item # 4a on agenda would be addressed prior to other items:

Resolution Approval/Memorialization regarding Amending & Supplementing Chapter 200 of the Borough Code; Specifically, 200-69e:

Mr. Chagaris spoke of resolution distributed. Councilwoman Amitai spoke of correspondence received from Zoning Board Chairman. Mr. Chagaris responded to Councilwoman Amitai's comments. Mr. Montroy also commented on mentioned speaking of specific uses. Mr. Chagaris continued to speak of mentioned reminding the members that the vote of the Planning Board reflects consistency with the Master Plan. Ms. Heymann also commented on correspondence. Dr. Goldberg asked for clarification regarding who is permitted to vote. Mr. Chagaris responded

Motion was made by Ms. Heymann & seconded by Mr. Montroy to approve/memorialize resolution regarding 200-69e. Councilwoman Amitai, Ms. Brewster, Dr. Goldberg, Mr. Lafrate & Ms. Batool were not qualified to vote. All other members present voted for approval.

Mr. Paltos left the meeting at 8:16PM.

Item # 1

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| Block 2001, Lot 4 LLC 47 Rutgers Street Application # P-2015-03 | Applicant: Somet RE Development, Attorney: Jill Cadre |
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Dr. Goldberg recused himself from this application due to living within 200-ft of site. Ms. Brewster spoke of the tree removal application, stating that the Block & Lot # needed to be corrected. Ms. Cadre spoke of soil movement application. Mr. Chagaris swore in Mr. Lantelme of 101 West Street, Hillsdale, NJ. Mr. Lantelme spoke of his professional background. Mr. Lantelme spoke of revised plan submitted. Mr. DeNicola spoke of application, asking Mr. Lantelme to give additional testimony regarding swales & retaining wall. Mr. Lantelme responded. Mr. DeNicola spoke of curbs/sidewalks & seepage pits. Councilwoman Amitai asked about tree removal specifically speaking of pine tree. Mr. Lantelme responded. Mr. DeNicola also spoke of trees. Ms. Mitchell spoke of Shade Tree Commission's comments. Mr. Montroy confirmed that a (final) as-built survey is required prior to a C of O being issued & spoke of (maxed out) lot coverage. The Board continued to discuss this issue. Councilwoman Amitai asked about sloping. Mr. Lantelme responded. Mr. Brecher of 45 Harvard Street spoke of active stream located under Rutgers Street expressing his concerns & asked if applicant was aware of this. Mr. Chagaris clarified questioning. Mr. Lantelme responded. Mr. DeNicola spoke of same. Mr. Brecher clarified property he was speaking of. Ms. Heymann thanked Mr. Brecher for bringing up this issue. Motion was made by Ms. Heymann & seconded by Mayor Glidden to approve application. All present were in favor of approval. (Dr. Goldberg was recused).

Dr. Goldberg rejoined the meeting at this point.

Item # 2

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| Block 2305, Lot 4 109 MacArthur Avenue Application # P-2015-04 | Applicant: Liang Attorney: N/A |
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Mr. Chagaris swore in Mr. Hubschman of 263 S. Washington Avenue, Bergenfield, NJ. Mr. Hubschman spoke of soil movement application speaking of revised plans submitted. Mr. DeNicola spoke of same also stating that ADA ramp certification(s) will be required. Mr. Glidden asked about paver patio with regards to impervious coverage. Mr. DeNicola responded. Councilwoman Amitai asked for clarification regarding ramp installation. Mr. DeNicola responded. Motion was made by Ms. Heymann & seconded by Mr. Montroy to approve application. All present were in favor of approval. (Alt # 2, Ms. Batool did not need to vote).

Dr. Maddaloni stated that other resolution(s) approvals on agenda (Item 4 B & C) will be handled at the next meeting. Mr. Chagaris concurred.

Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 8:54PM.