

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
October 29th, 2015
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
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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, October 29th, 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. Heymann
Mr. Montroy
Ms. Brewster
Mr. Iafrate- (Alt #1)
Ms. Batool-(Alt #2)
Mr. Chagaris-Board Attorney
Mr. DeNicola, P.E., Boswell Engineering
Ms. Mitchell -Board Coordinator

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

Mr. Freyre
Dr. Goldberg

Dr. Maddaloni announced the items on the correspondence list. There were no comments at this time.

Dr. Maddaloni announced that a closed session will take place prior to the hearing (pertaining to COAH obligations). He stated that the applicant was aware of this & also stated that the COAH planner was present to speak during closed session. Mr. Chagaris confirmed the reason for closed session was due to pending litigation. Motion was made by Ms. Heymann & seconded by Mr. Paltos to go into closed session. All present were in favor. * Closed session began at 8:06 & ended at 9:04 PM.

At this time, the Board was awaiting arrival of applicant's engineer (regarding 15 William Street).

Item # 1

Block 1202, Lot 6.01
15 William Street
Application # P-2015-05

Applicant: Multi Phase Electrical Services
Attorney: Donna Vellekamp, Esq.

Dr. Maddaloni stated that he would be recusing himself from this application due to residing within 200-ft. Mr. Montroy also stated that he would be recusing himself due to enforcement activity coming from his department. Mr. Montroy left the meeting at this point.

Before beginning this application, Dr. Maddaloni announced that there will be no meeting on Wednesday, November 4th. At this point, He did recuse himself & Mr. Pialtos took over chairing.

Ms. Vellekamp stated that Mr. Martins will be arriving shortly. Ms. Brewster asked for clarification regarding name of applicant. Mr. Chagaris responded. Ms. Vellekamp stated that the applicant & the owner were the same parties.

Mr. Martins spoke of revised plans previously submitted. Mr. Chagaris confirmed that Mr. Martins was still under oath from last time. Mr. Martins continued to speak of revised plans referring specifically to parking spaces. Ms. Vellekamp spoke of an alternative site plan based on Mr. DeNicola's comments received via e-mail. Mr. Martins handed out copies of alternative site plan & spoke of same. Mr. Pialtos asked about relocation of dumpster. Mr. Martins responded. Councilwoman Amitai asked for clarification regarding same. Mr. Martins responded & continued to speak about parking spaces, impervious coverage, etc. Mayor Glidden asked for clarification regarding front landscape area. Mr. DeNicola responded. Mr. Martins spoke of landscaping. Ms. Brewster asked for clarification regarding scope of work. Ms. Vellekamp responded. Mayor Glidden stated that he was troubled that the work was conducted without permits. Mr. Chagaris & Ms. Vellekamp commented on same. Ms. Vellekamp also spoke of how the property would be beautified. Ms. Heymann spoke of tree removal. Ms. Vellekamp commented on same; also stated that the court case (regarding trees) was dismissed. Mr. Chagaris spoke of how application should be handled according to ordinance. The Board responded to Mr. Chagaris' comments. Mr. Chagaris asked for clarification regarding date work began. Ms. Kelly (who was previously sworn in) responded. Mr. Chagaris continued to speak about when the work was enforced to stop. Ms. Kelly responded speaking of permits received for interior work. Ms. Kelly also spoke of scope of exterior work. Councilwoman Amitai spoke of notes she had in her records from the Zoning Officer. Mr. Chagaris stated that Councilwoman Amitai would have to testify if said notes were put into record & technically it is hearsay. Ms. Vellekamp objected to notes being put into the record. Mr. Chagaris concurred stating that it would not be put into evidence. Mr. Chagaris stated that the notes were in connection with the January 12th correspondence from the Zoning Officer which is included in the Planning Board file. Ms. Brewster spoke of parking lot encroachment. Ms. Vellekamp responded to Ms. Brewster's comments. Ms. Kelly also commented on same, speaking of attempting to accommodate the street, the town & the local environment. Councilwoman asked for clarification regarding amount of parking spaces & amount of employees & car maneuvering. Ms. Kelly & Mr. Martins responded. Ms. Heymann asked for clarification regarding amount of office staff & truck drivers. Ms. Kelly responded. Mr. Chagaris asked for clarification regarding truck turning layout & amount of spaces to be used. Mr. Martins responded. Councilwoman Amitai spoke of report from the Environmental Commission. Ms. Vellekamp spoke of same, stating that proposed scope of work would eliminate concerns mentioned on the report. Ms. Heymann asked about parking spaces required. Mr. Martins & Mr. DeNicola responded. Ms. Heymann continued to discuss truck/car maneuvering. Mr. Chagaris commented on same speaking of impervious coverage. Ms. Vellekamp responded to mentioned comments. The Board continued to speak of concerns regarding trucks, parking etc. Mr. Shin (owner of the daycare center located at 26 William Street) spoke in favor of approval of application; stating this would also benefit his site. Motion was made by Mayor Glidden & seconded by Ms. Batool to approve application with mentioned stipulations. Mayor Glidden stated that he was troubled that work was conducted without permits & reminded Ms. Kelly to be aware to follow the Borough ordinance & that he would not support any future applications if work is conducted without proper authorization. Mayor Glidden, Mr. Pialtos & Ms. Batool were in favor of approval. Councilwoman Amitai, Ms. Brewster, & Mr. Iafrate voted against approval of application; & Ms. Heymann abstained. Application was denied.

Dr. Maddaloni took over chairing at this time.

Item # 2

Block 701, Lot 13
80 Knickerbocker Road
Application # P-2015-11

Applicant: Anderson
Attorney: Kurt Hartmann, Esq.

Announcement was made that this application will carry until the December 2nd, 2015 Planning Board Meeting; & that notice will also carry.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to adjourn meeting.
Meeting was adjourned at 10:20PM.