

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session Meeting
Wednesday,
April 6th, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Work Session Meeting
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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, April 6th, 2016 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.

Mr. Chagaris swore in Mr. Montroy to continue to serve as a member of the Planning Board.

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

Dr. Goldberg

Mr. Iafrate

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. Freyre

Ms. Batool

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 Ms. Brewster to approve minutes of 02-25-16. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Ms. Brewster to approve minutes of 03-02-16. All present were in favor of approval with the exception of Mr. Montroy who abstained.

Dr. Maddaloni stated that he would like to open meeting to the public prior to applications being heard: Mr. Watkins of 285 Closter Dock Road recommended a committee be formed regarding zoning issues in town. Dr. Goldberg suggested that Mr. Watkins submit his suggestions in writing. Mr. Watkins & Mr. Chagaris commented on same.

Mayor Glidden spoke of an upcoming meeting which will take place with the owner of the Dunkin Donuts strip mall regarding improvement of property. Mr. Chagaris & Dr. Maddaloni commented on same.

Item # 1

Block 805, Lot 49
63 Closter Dock Road
Application # P-2016-04

Applicant: Gomez
Attorney: David Watkins

Mr. Watkins spoke of hearing date for this application. The Board discussed & agreed to hear application on May 4th. Motion was made by Mr. Montroy & seconded by Councilwoman Amitai to cancel the April 28th Regular Monthly Meeting. All present were in favor.

Mr. DeNicola spoke of his review letter regarding soil movement application. Councilwoman Amitai asked about seepage pits. Mr. DeNicola responded. Motion was made by Ms. Heymann & seconded by Mr. Montroy to deem application complete. All were in favor of completeness.

2- Liaison's Report(s) – Councilwoman Amitai spoke of fees collected by the Building Dept. for the first quarter of this year, & also spoke of the Closter Plaza businesses that have opened & will be opening in the near future. Mr. Montroy spoke of the meeting that took place with the Target representatives & also spoke of other upcoming construction within the Borough. Mr. Montroy also stated that there would be 40 different tenants in the Closter Plaza. Mr. Chagaris commented on development in town & business owner's relationship with the Borough. The Board continued to speak of the businesses coming into the Closter Plaza. Ms. Heymann spoke of paths to be provided by the Environmental Commission & she invited the Board to look at & to take advantage of the new trails. Ms. Heymann also spoke of the forthcoming Historic report regarding the Farm on Hickory Lane & that the Commission members were working hard on it. She also stated that the Commission nominated her for a County Historic Preservation Award. Mr. Montroy spoke of appeal made by Metropolitan Plant Exchange. He stated that matter went to the Construction Board of Appeals & that the Borough won the appeal. Mr. Montroy also spoke of Wendy Lane in regards to the Farm property. He spoke of site plan submitted by owner of farm. Board spoke of mentioned. Councilwoman asked Mr. Chagaris about planner for 80 Knickerbocker Road. Mr. Chagaris responded stating that he was still in the process of finding a planner. He stated that some of the planners he spoke with are not available of May 4th. The Board discussed mentioned. Mr. Montroy recommended Mr. Burgis.

3-Open Meeting to the Public: Took place earlier in the meeting.

4- Old Business:

COAH Status: Mayor Glidden stated that there is not a lot of current activity. He stated that the Borough has complied with everything they were obligated to do; & also spoke of Ms. Heymann's suggestion for the COAH subcommittee to meet.

Pending Resolution- Application # P-2012-09; Block 2401, Lot 49; 679 Closter Dock Road: Mr. Chagaris spoke of resolution revisions. Motion was made by Ms. Heymann & seconded by Mr. Pialtos to approve/memorialize resolution. Dr. Maddaloni, Mr. Pialtos & Ms. Heymann were

in favor of approval; Dr. Goldberg abstained: Mayor Glidden, Councilwoman Amitai, Mr. Montroy, Ms. Brewster & Mr. Iafrate were not qualified to vote. (Mr. Freyre & Ms. Batool were absent).

Motion was made by Mr. Pialtos & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 9:03PM.