

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

Wednesday,
August 3rd, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session
Wednesday,
August 3rd, 2016

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, August 3rd, 2016 in the Council Chambers of the Borough Hall to order at 8:05 PM. 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:

Councilwoman Amitai
Dr. Maddaloni-(Chair)
Ms. Heymann
Ms. Brewster
Dr. Goldberg
Mr. Iafrate
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:

Mayor Glidden
Mr. Pialtos- (Vice-Chair)
Mr. Montroy
Mr. Freyre

Dr. Maddaloni read correspondence list & asked if there any comments regarding mentioned. There were no comments at this time.

Motion was made by Ms. Heymann and seconded by Ms. Batool to approve minutes 06-30-16. All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to approve 07-06-16 minutes. Ms. Brewster stated that there was one typo in mentioned minutes. All present were in favor of approval.

Open Meeting to the Public: No Comments.

Item # 1

Block 301, Lot 1
11 Roden Way
Application # P2016-07

Applicant: 11 Roden Way, LLC
Attorney: David Watkins

Mr. Watkins spoke of Soil Movement application & also apologized for missing the previous Work Session Meeting. Mr. DeNicola spoke of review letter & stated that application needs to be amended regarding trees. Councilwoman Amitai asked for clarification regarding location of house. Mr. DeNicola responded. Ms. Brewster spoke of revised plan & asked for clarification regarding reasons for revisions. Mr. DeNicola responded. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to deem application complete. All present were in favor of completeness.

Item # 2

Block 2011, Lot 1
516 Ruckman Road
Application # P2016-08

Applicant: Merit Joint Developers, Inc.
Attorney: Donna Vellekamp

Ms. Vellekamp spoke of Soil Movement application. Mr. DeNicola spoke of his review letter. Ms. Vellekamp stated that all items would be complied with. Councilwoman Amitai asked about the right-of-way on Ruckman Road. Mr. DeNicola responded, confirming that this would need to be corrected on revised plan. Councilwoman Amitai asked about overlay. Mr. DeNicola responded. Ms. Heymann asked if any excavation would be used on site. Mr. DeNicola responded stated all excavation will be taken off site. Motion was made by Ms. Heymann & seconded by Ms. Brewster to deem application complete. All present were in favor of completeness. Mr. DeNicola & Ms. Vellekamp discussed amount of trees to be removed.

3- Liaison's Report(s) – No comments at this time.

4- Old Business:

COAH Status: Ms. Heymann stated there will be a COAH committee meeting in the very near future. Ms. Heymann also spoke of the extension that has been given to the Borough; which is till September 30th. Dr. Maddaloni spoke of both COAH committees. Ms. Heymann commented on same, speaking of the Planning Board's involvement & the Council's involvement. Dr. Goldberg spoke of previous plan he handed out to Board at last meeting regarding COAH, requesting that the committee evaluate mentioned.

Follow-up regarding ZBA Annual Report: Announcement was made that this will be discussed at the September 7th Work Session Meeting.

5- New Business:

Discussion regarding Ordinance Amending & Supplementing Chapter 200 (As per the request of the law offices of Edward Rogan & Associates):

Ms. Heymann spoke of this stating that this is a technical issue & recommended that we approve with no additional comments. Dr. Maddaloni asked for further clarification regarding ordinance amendment. Ms. Heymann responded. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to approve amendment & recommend back to the Council. Dr. Goldberg asked how fees are determined. Ms. Heymann responded stating that she is sure research was done regarding appropriateness of fees. Dr. Goldberg requested further information. Dr. Madda-

loni responded. Ms. Heymann also commented stating that the Planning Board is responsible for the regulations & is not responsible for the fees. Dr. Maddaloni concurred, stating he believed additional information is not needed. Councilwoman Amitai commented on same. All present were in favor of approval/recommendation. Ms. Heymann pointed out that the fee schedule portion of the ordinance is not the Planning Board's responsibility.

6-Pending Resolution: Block 701, Lot 13-80 Knickerbocker Road:
Mr. Chagaris stated that resolution will be ready for next meeting.

Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 8:49PM.