

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session
Wednesday,
June 1st, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Work Session
Wednesday,
June 1st, 2016

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, June 1st, 2016 in the Council Chambers of the Borough Hall to order at 8:01PM. 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
Ms. Brewster
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. Montroy
Mr. Freyre
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 Councilwoman Amitai to approve minutes of 05-04-16. All present were in favor of approval.

Open Meeting to the Public: No Comments.

Dr. Maddaloni stated that prior to moving to Item # 1 on agenda, that Mayor Glidden would update the Board regarding COAH. Mayor Glidden spoke of the Borough working with the special Master designated by the court & that no decisions have been made for any NJ States regarding obligations. Mayor Glidden also spoke of the gap period & time period of extension. He also stated that the Borough has done everything to protect them from the Builders Remedy. Ms. Heymann commented on same speaking of legislative bill filed & the importance of it. Dr.

Goldberg asked for clarification of significance. Ms. Heymann responded speaking of the gap calculations & obligation requirements. Mayor Glidden commented on same.

Item # 1

Block 608, Lot 9
53 Taillon Terrace
Application # P2016-06

Applicant: M8, LLC
Attorney: Dennis Francis

Mr. Francis introduced himself & spoke of nature of application. He also introduced Mr. Haim (who is a representative of LLC). Mr. Francis spoke of Mr. DeNicola review letter & stated that the applicant's engineer will comply. Mr. DeNicola spoke of the proposed 4-ft retaining wall, requesting testimony to take place at hearing regarding maintenance of mentioned. Mr. DeNicola also stated that signed & sealed retaining wall calculations will be needed. He also requested re-location of seepage pits due to walls & suggested 2 smaller size seepage pits be installed. Dr. Goldberg asked for clarification regarding size of retaining wall. Mr. DeNicola responded. Dr. Maddaloni commented on same. Ms. Heymann asked if the 200-ft list had been submitted. Ms. Mitchell clarified that it had been submitted. Ms. Heymann requested map showing location of lot. Mr. DeNicola stated that although engineers usually do submit map, it is not an item required on the soil movement check list. Dr. Maddaloni asked applicant to supply mentioned. Dr. Maddaloni asked for clarification regarding tree removal application. Mr. Haim stated that a revised tree removal application will be submitted. Councilwoman Amitai spoke of house set-back & also asked about 1 tree previously removed. Mr. Haim responded. Ms. Mitchell spoke of the tree ordinance. Councilwoman Amitai spoke of proposed planting of trees as per submitted site plan. She also spoke of water runoff & sidewalks. Mr. DeNicola responded regarding curbs/sidewalks. Motion was made by Ms. Heymann & seconded by Councilwoman Amitai to deem application complete. All present were in favor of completeness. Ms. Mitchell reminded applicant of deadline date.

2- Liaison's Report(s) – Councilwoman Amitai spoke of cancellation of Memorial Day events; stating that the police made the decision as a safety measure. She also spoke of the upcoming hoedown. Dr. Maddaloni asked for update regarding property across the street (Dunkin Donuts Plaza). Mayor Glidden responded stating that the owner hasn't really responded to Borough's requests/suggestions. Dr. Maddaloni spoke of the street lights at Heidenberg Plaza, continuing to speak of the need to upgrade the Dunkin Donuts/Rays Pizza property. Councilwoman Amitai spoke of the North & South Parking Lots. Mr. DeNicola commented on same. Councilwoman Amitai spoke of the possibility of receiving light posts from the Closter Plaza. Mr. DeNicola spoke of potential wiring issues.

3- Old Business:

COAH Status: Was previously discussed by Mayor Glidden. Dr. Maddaloni spoke of the PB COAH Subcommittee. Ms. Heymann spoke of previous subcommittee meetings; also stating that zoning changes will need to take place.

Follow-up regarding ZBA Annual Report: Councilwoman Amitai & Mr. DeNicola spoke of dates for subcommittee to meet regarding this. It was determined that a meeting will take place on Thursday, August 4th. Dr. Goldberg spoke of the Zoning Board Report; previously distributed to the Board. Mr. Chagaris responded to Dr. Goldberg's comments; speaking of Board making recommendation to the Council regarding Ordinance changes.

Motion was made by Ms. Heymann & seconded by Ms. Brewster to go into closed (executive) session. All present were in favor. (Time was 8:50 PM).

Meeting was adjourned at 9:30 PM.