

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session Meeting
Wednesday,
March 2nd, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Wednesday,
March 2nd, 2016

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, March 2nd, 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:

Councilwoman Amitai

Dr. Maddaloni-(Chair)

Mr. Pialtos – (Vice-Chair)

Ms. Heymann

Ms. Brewster

Mr. Freyre

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:

Mayor Glidden

Mr. Montroy

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 Mr. Iafrate to approve minutes of 02-03-16. All present were in favor of approval.

Item # 1

Block 2101, Lot 4
382 Ruckman Road
Application # P-2016-02

Applicant: Wong
Attorney: N/A

Mr. DeNicola spoke of his review letter & asked Mr. Wong for clarification regarding addition. Mr. Wong responded. Mr. DeNicola requested copy of architectural plans. Motion was made by Ms. Heymann & seconded by Freyre to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed deadline & meeting dates.

Item # 2

Block 1318, Lot 4 & 5
48 & 58 Perry Street
Application # P2016-03

Applicant: Colgate/Palmolive Co.
Attorney: Mr. Wilkins

Mr. Rhatican (present on behalf of Mr. Wilkins) spoke of Soil Movement application. Mr. DeNicola spoke of his review letter. Mr. Patel (licensed site remediation professional) introduced himself. Dr. Maddaloni stated that remediation for this site is a good thing. Motion was made by Ms. Heymann & seconded by Mr. Iafrate to deem application complete. Councilwoman Amitai asked about tree removal. Ms. Mitchell stated that Mr. Fuchs (Borough Tree Expert) will be submitting a report. Mr. Freyre asked for clarification regarding contaminated soil. Mr. DeNicola responded. Councilwoman Amitai asked where contaminated soil will go. Mr. Rhatican responded stating that soil will be brought off-site to a facility in Pennsylvania. All present were in favor of approval. Ms. Mitchell confirmed deadline & meeting dates.

3- Liaison's Report(s) – Councilwoman Amitai spoke of the progress of the Closter Plaza project; also speaking of the potential/possibility of Eden's purchasing the Closter Commons. She also spoke of a future proposed application regarding the property previously occupied by "Ondine's". She also stated that the Building Department expects to be extremely busy for the next 3-5 years; & also mentioned that Target will be opening at the same time as Whole Foods. Dr. Maddaloni spoke of the Dunkin Donuts/Ray's Pizza strip mall, specifically asking about tire stops. Mr. DeNicola responded. Mr. Freyre spoke of the upcoming opening of the deli. (309 C.D.R.). Councilwoman Amitai spoke of the Hoedown which will take place in June.

4-Open Meeting to the Public- No Comments

5- Old Business:

COAH Status: Ms. Heymann spoke of the report submitted by the Master hired by the court; which was favorable for the Borough.

Pending Resolution- Application # P-2015-12; Block 1314, Lot 2; 248 Closter Dock Road: The Board discussed resolution. Ms. Heymann spoke of changes requested by the applicant. Mr. Chagaris commented on same clarifying that Mr. DeNicola requesting a change & that the applicant's attorney requested a change. Ms. Heymann continued to comment on the changes made, speaking of the 3rd resolution revision & commented on Mr. Montroy's review and decisions regarding parking spaces. Mr. DeNicola commented on same. Ms. Heymann continued to discuss parking space revisions. Mr. DeNicola, Dr. Maddaloni and Mr. Chagaris commented on same. Dr. Maddaloni spoke of the handicap parking spaces. Mr. DeNicola spoke

of plan approved by the Board. Councilwoman Amitai spoke of plans submitted & redesigning of handicap parking spaces. Mr. DeNicola commented on same. Councilwoman Amitai spoke of sidewalks. Ms. Heymann commented on same. Mr. Chagaris & Mr. DeNicola commented on resolution regarding sidewalk pavers. Mr. Freyre also spoke of decision made by the Board regarding pavers. The Board continued to discuss resolution. Dr. Maddaloni stated that the Board needs to move forward on memorializing resolution. Dr. Goldberg concurred with Councilwoman Amitai's comments regarding pavers & continued to discuss mentioned. Dr. Goldberg also spoke of Mr. Montroy's correspondence regarding application. Mr. Chagaris responded to Dr. Goldberg's comments. Ms. Heymann & Ms. Brewster also spoke of Mr. Montroy's note. Dr. Goldberg continued to discuss. Dr. Maddaloni stated that the Board needs to move on. Ms. Brewster spoke of enforcement. Dr. Goldberg continued to speak of resolution specifically speaking of correspondence(s)/documentations submitted. Mr. Chagaris responded. Dr. Goldberg spoke of the parking spaces. Mr. DeNicola commented on same stating that the spaces comply with the ADA law. Dr. Goldberg continued to discuss. Mr. DeNicola responded to Dr. Goldberg's comments. Dr. Goldberg spoke of the street lights. Councilwoman Amitai also commented on same. Dr. Goldberg spoke of design of sign. Mr. DeNicola responded speaking of sign drawn on plan. Ms. Heymann & Councilwoman Amitai commented on same. Dr. Maddaloni stated that the sign is not a resolution item. Ms. Heymann continued to express her disagreement with application approval/resolution. Dr. Maddaloni responded. Motion was made by Mr. Freyre & seconded by Dr. Maddaloni to approve/memorialize resolution. Dr. Maddaloni, Mr. Pialtos, Ms. Heymann & Mr. Freyre voted for memorialization; Councilwoman Amitai voted against; & Mr. Montroy, Dr. Goldberg, Ms. Brewster & Mr. Iafrate were not qualified to vote. (Mayor Glidden & Ms. Batool were absent.)

Motion was made by Mr. Freyre & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 9:23PM.