

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
March 31st, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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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, March 31st, 2016 in the Council Chambers of the Borough Hall to order at 8:04PM. 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

Mr. Freyre

Mr. Iafrate-(alt #1)

Ms. Batool- (alt #2)

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:

Dr. Goldberg

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.

Mr. Montroy gave a report to the Board regarding progress of the Closter Plaza application. He spoke of the first C of O being issued to Massage Envy & commented on the upcoming businesses coming in; stating there would be a total of 40 tenants. Mr. Montroy also stated that the Building Department meets with Edens on a weekly basis & that they are very cooperative. Mr. DeNicola asked for clarification regarding Massage Envy's C of O/TCO. Mr. Montroy responded stating that they received a TCO due to 3 small items needing to be fixed; also stating that mentioned items are Eden's responsibility & that none are life safety issues.

Dr. Maddaloni stated that item # 1(80 Knickerbocker Road) would be pushed to item # 3 on agenda. Mr. Watkins (Objector's Attorney) stated that he would like to put his objection on the record due to needing to be present in another town. Mr. Chagaris asked Mr. Cushmaro (Applicant's Attorney) if he was okay

with this. Mr. Cushmaro responded agreeing to Mr. Watkins speaking. Mr. Watkins stated that he represented Ms. Maris of 84 Knickerbocker Road; who objects to this application. He also stated that since this is a private roadway, his client would have to consent; which she does not. Mr. Chagaris spoke of letter submitted by Mr. Watkins back in November 2015 asking for clarification pertaining to deed. Mr. Watkins responded. Mr. Watkins also reiterated that his client's consent would be needed. Mr. Chagaris stated that this application will reopen later in the meeting.

Item # 1

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

Applicant: Wong
Attorney: N/A

Mr. Chagaris swore in Mr. Lantelme of 101 West Street, Hillsdale, NJ. Mr. Lantelme spoke of items of Mr. DeNicola's review letter referring to revised plan submitted. Mr. DeNicola stated that he was satisfied with revisions submitted; & asked for clarification regarding seepage pits. Mr. Lantelme responded. Mr. DeNicola stated that stipulations should be mentioned regarding no work to be done on the Borough's drainage easement. Motion was made by Mr. Montroy & seconded by Ms. Heymann to approve application with mentioned stipulation. All present were in favor of approval. (Ms. Batool did not need to vote).

Item # 2

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

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

Ms. John-Basta introduced herself & stated she was representing the applicant (she was attending in place of Mr. Wilkins). Ms. John-Basta spoke of Soil Movement application stating that it was for the purpose of remediation. Mr. Chagaris swore in Mr. Patel (of BEM Systems) of 100 Passaic Avenue, Chatham, NJ. Mr. Patel spoke of his professional background. Councilwoman Amitai asked about the fracking tank. Mr. Patel responded. Dr. Maddaloni asked for clarification regarding remediation of soil. Mr. Patel responded. Councilwoman asked what would be done with property after remediation. Mr. Patel responded. Ms. Heymann asked for clarification of how project will be finalized; stating that there has been past attempts to clean up site. Mr. Patel responded speaking of soil, foundation, etc. Dr. Maddaloni asked about past use of property. Mr. Patel responded. Councilwoman Amitai stated that this would be a good property for Borough use. Dr. Maddaloni asked about property line regarding excavation. Mr. DeNicola responded speaking of agreement with CSX property & also stated that the debris would need to be removed from site (including CSX property). Ms. Heymann asked Mr. Patel how long he has been working with Colgate on this project. Mr. Patel responded that he was working on this project since approximately 2007/2008. Dr. Maddaloni spoke of the importance of site clean-up. Mr. DeNicola asked if tree removal was approved. Ms. Mitchell responded stating it was. Councilwoman Amitai asked how many trees would be removed. Mr. Patel responded. Mr. DeNicola asked about intention regarding tree mitigation. Mr. Patel & Ms.

John-Basta responded. Councilwoman Amitai asked for clarification regarding limit of disturbance & also asked about the CSX property. Mr. Patel responded speaking of soil contamination testing areas. Ms. Heymann asked for further clarification. Mr. Patel responded. Motion was made by Councilwoman Amitai & seconded by Ms. Heymann to approve application with mentioned stipulations. All present were in favor of approval (Ms. Batool did not need to vote).

Item # 3- (Previously Item # 1)

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

Applicant: Anderson
Attorney: Kurt Hartmann, Esq.

Mr. Cushmaro stated that he represented the applicant & he spoke of who would be testifying for this application. Dr. Maddaloni asked if a professional planner would be testifying. Mr. Cushmaro responded stating that a planner would be testifying. Mr. Chagaris asked for further clarification regarding topic of testimony. Mr. Cushmaro responded speaking of the 2 variances requested & how the subdivision will affect the neighborhood. Dr. Maddaloni stated that as per advisement of counsel, the Board may want to have its own planner due to the complexity of application. Mr. Chagaris further clarified also stating that this would be at the applicant's expense, & he also spoke of variances requested. Dr. Maddaloni continued to speak of the importance of a Board planner being needed. Mr. Cushmaro requested that the applicant's planner be heard prior to vote regarding Board planner; also speaking of procedure of the application. Mr. Chagaris responded to Mr. Cushmaro's comments. Mr. Paltos & Dr. Maddaloni commented on same. Mr. Montroy stated that he strongly believed that the Board should have a planner & it's the best interest for the town. Motion was made by Mr. Montroy and seconded by Mr. Paltos to carry application until the Board hires a planner. Mr. Chagaris spoke of time limitation for application to be voted on. Mr. Cushmaro agreed to extend time; and also asked if some testimony can be given at this meeting. Dr. Maddaloni asked for Mr. DeNicola's opinion. Mr. DeNicola responded speaking of the surveyor's testimony. Dr. Maddaloni asked Mr. Montroy is he would amend his motion so that the Board can hear some testimony. Mr. Montroy responded stating that he is not comfortable with that amendment. Ms. Mitchell stated that the next meeting would take place on Thursday, April 28th. Ms. Heymann asked about the legal issues regarding this application. Mr. Chagaris responded. Mr. Cushmaro stated that applicant's planner is not available on April 28th. The Board suggested having a special meeting on May 4th after the Work Session Meeting. Ms. Mitchell asked about the Special meeting fee. The Board agreed that mentioned fee would be waived. Mr. DeNicola reminded the Mr. Cushmaro that testimony would be needed regarding private road/easement width. Mr. Cushmaro concurred. Ms. Mitchell asked for clarification regarding motion on table. Mr. Chagaris clarified. All present were in favor of motion. Motion was made by Ms. Heymann & seconded by Mr. Montroy to carry application to the May 4th Special meeting and to waive the Special meeting fee. All present were in favor of motion.

Pending Resolution: Application # P2016-01; Block 2202, Lot 6; 136 Alpine Drive:
Motion was made by Councilwoman Amitai & seconded by Mayor Glidden to approve resolution. All present were in favor of approval/memorialization with the exception of Ms. Heymann & Mr. Montroy who were not qualified to vote.

Motion was made by Mr. Montroy & seconded by Ms. Heymann to go into executive session. All present were in favor. Time was 9:11 PM.

Meeting re-opened at 9:53PM, at which time motion was made by Mayor Glidden & seconded by Mr. Freyre to adjourn meeting. Meeting was adjourned at 9:53PM.