

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session/Special Meeting
Wednesday,
May 4th, 2016
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Work Session/Special Meeting
Wednesday,
May 4th, 2016

Dr. Maddaloni, Chairman called the Work Session/Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, May 4th, 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.

The following Planning Board members and professional persons were present at the meeting:

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Ms. Heymann
Mr. Montroy
Ms. Brewster
Mr. Freyre-(8:23PM)
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:

Mr. Pialtos – (Vice-Chair)

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 Mayor Glidden and seconded by Mr. Montroy to approve minutes of 03-31-16.

All present were in favor of approval. Motion was made by Ms. Heymann & seconded by Mr. Iafrate to approve minutes of 04-06-16. All present were in favor of approval.

Open Meeting to the Public: No Comments.

Work Session Portion

Item # 1

Block 704, Lot 22
49 Robinhood Avenue
Application # P2016-05

Applicant: LG Beta 1, LLC
Attorney: Paul Dykstra

Mr. Dykstra introduced himself & briefly spoke of Soil Movement Application. Mr. DeNicola spoke of his review letter. Mr. Dykstra stated that the engineer for the applicant has prepared revised plans as per Mr. DeNicola's review letter. Mr. DeNicola asked about tree planting. Mr. Gai responded. Mr. DeNicola suggested that a couple of trees be planted in the North-East corner of lot to help with water run-off. Mr. DeNicola also spoke of fill being imported & requested the applicant's engineer contact him regarding mentioned. Mayor Glidden asked for confirmation regarding LLC set-up. Mr. Dykstra responded. Motion was made by Mr. Montoy & seconded by Ms. Heymann to deem application complete. All present were in favor of completeness.

2- Liaison's Report(s) – Councilwoman Amitai spoke of openings of Massage Envy, Rudy's & Kidville & also stated that Eden's complimented the work of the Building Department. She also mentioned the upcoming hoedown, which will take place in June.

3- Old Business:

COAH Status: Ms. Heymann spoke of an upcoming COAH subcommittee meeting & also spoke of the need to revise the housing element & the zoning regulations.

Follow-up regarding ZBA Annual Report: Councilwoman Amitai stated that she will be setting up another meeting & then reporting back to the board.

Special Meeting Portion

Item # 1

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

Applicant: Gomez
Attorney: David Watkins

Mr. Watkins spoke of Soil Movement application. Mr. DeNicola asked about flood plain elevation. Mr. Chagaris swore in Mr. Garval of 30 Madison, Paramus NJ. Mr. Garval responded to Mr. DeNicola's question. Mr. DeNicola stated that revised plans comply with his letter. Ms. Brewster asked for clarification regarding the proposed driveway. Mr. DeNicola & Mr. Montroy responded. Mr. Perelman of 89 Closter Dock Road asked how long the soil movement would take & what equipment would be used. Mr. Watkins responded. Mr. Garval spoke of truck route. Mr. Montroy commented on same. Motion was made by Mr. Montroy & seconded by Ms. Heymann to approve application with mentioned stipulations. All were in favor of approval. (Ms. Batool did not need to vote).

Item # 2

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

Applicant: Anderson
Attorney: Kurt Hartmann, Esq.

Dr. Maddaloni reminded the Board that at the last meeting, a decision was made that a Planner would be needed (on behalf of the Board) for this subdivision application. Mr. Chagaris spoke of same, recommending Mr. Hakim of Hakim Associates. Mr. Hakim was present. Mr. Chagaris stated that the Planner's compensation would be paid by the applicant. Councilwoman Amitai asked if Mr. Hakim worked with another planner. Mr. Hakim responded. Motion was made by Mayor Glidden & seconded by Mr. Montroy to retain Mr. Hakim as Board Planner for this application. All present were in favor. (Ms. Batool did not need to vote).

Mr. Watkins reminded the Board that he represents Ms. Maras of 84 Knickerbocker Road & that Ms. Maras does not consent to this application & that she is a holder of the easement. Mr. Chagaris stated that application will proceed at this point. Mr. Cushmaro introduced himself & responded to Mr. Watkin's objection to application; speaking of deed he previously submitted. Mr. Cushmaro stated that based on information in mentioned deed; the Board should be able to hear this application & grant it. Mr. Chagaris asked for clarification regarding private roadway. Mr. Cushmaro responded, stating that the applicant's planner will also be addressing this. The Board continued to discuss the private roadway. Ms. Brewster asked for clarification regarding length of roadway. Mr. Cushmaro responded stating that the applicant's engineer will address this. Mr. Chagaris swore in Mr. Anderson of 80 Knickerbocker Road, Closter. Mr. Anderson spoke of the history of his property. Mr. Chagaris asked who maintained the private roadway. Mr. Anderson responded stating that the Maras' did. Mr. Anderson continued to speak of the private roadway. Mr. Chagaris spoke of key map on the plan. Councilwoman Amitai asked for clarification regarding location of house. Mr. Anderson clarified. Mr. Freyre asked if there have been any prior issues between Mr. Anderson & the Maras' regarding private roadway. Mr. Anderson responded stating there have not been any issues. Ms. Heymann & Mr. Freyre asked for clarification regarding legal objection. Mr. Chagaris responded stating that this will be addressed after testimony. Mr. Chagaris swore in Mr. Osterkorn (professional engineer) of 121 Godwin Avenue, Wyckoff, NJ. Mr. Osterkorn spoke of plan submitted. Mr. Hakim of 68 Dean Street, Harrington Park, NJ (Board Planner) asked about the prior subdivision map. Mr. Osterkorn responded. Mr. DeNicola spoke of previous deeds. Mr. Cushmaro commented on same. Councilwoman Amitai asked for clarification regarding deed/resolution being referred to. Mr. Cushmaro responded. Mr. Chagaris requested applicant submit chronology showing history of lots. Mr. Montroy commented on same, requesting submittal of recoded deeds. Ms. Heymann commented on same. Mr. Hakim requested copies of any documents that applicant submits. Mr. Osterkorn continued to speak of application/plan submitted. Plan spoken of was marked as Ex. A-1 (plan revised through 02-08-16). Councilwoman Amitai asked about sewer connection. Mr. DeNicola & Mr. Osterkorn responded. Mr. Chagaris also asked for clarification regarding sewer easement. Mr. Osterkorn responded. Mr. DeNicola made some suggestions regarding same. Ms. Brewster asked about the sewer line in regards to the private road. Mr. Osterkorn responded. Mr. DeNicola asked about existing easement & flag-lot issues; speaking of needed variances. Mr. Montroy asked if the applicant thought of dedicated the private road to the Borough. Dr. Maddaloni responded stating that the applicants are not able to do that since the roadway is owned by the Maras'. Mr. Osterkorn spoke of surrounding lots. The Board continued to discuss the private roadway; speaking of the neighboring lots.

Mr. Chagaris swore in Ms. Hartmann (Professional Planner) of 21 Sparrowbush Road, Mahwah, NJ. Ms. Hartmann spoke of her professional background. Ms. Hartmann submitted an introduction packet & photo packet regarding site. (Marked as Ex A-2 & A-3); She proceeded to speak of application. Dr. Maddaloni asked about density on the East side vs. the West side of site. Ms. Hartmann responded. Mr. DeNicola commented on same. Dr. Maddaloni asked for clarification regarding trees on lot. Ms. Hartmann responded. Dr. Maddaloni asked about the existing wood shed. Ms. Hartmann responded stating that shed will remain on site. Mr. Montroy asked for clarification of variance request regarding non-conformity. Ms. Hartmann responded. Dr. Maddaloni spoke of receiving feedback from the police department. Mr. Montroy & Mr. Chagaris commented on same. Ms. Mitchell stated that there were no comments sent to the Board from the police department. Dr. Maddaloni asked about increasing of impervious coverage as it pertains to drainage. Mr. DeNicola responded. Mr. Chagaris asked about future intention to install driveway. Ms. Hartmann stated she had no testimony regarding driveway. Mr. Chagaris asked for clarification pertaining to this subdivision's effect on the zone. Ms. Hartmann responded stating that the proposal is consistent with the Borough ordinance. Mr. DeNicola spoke of definition of flag lot, asking Ms. Hartmann to clarify some of her previous comments. Ms. Hartmann responded. Mr. Hakim spoke of the importance of consistency & requested that the applicant supply list of sizes of surrounding lots for comparison purposes. He also spoke of the existing old stone wall on property. Mr. Cushmaro stated that he prepared a chart regarding mentioned but hadn't submitted it. Mr. Kushner of 4 Jays Court asked for clarification regarding number on trees on site & the future plan of tree removal. Ms. Hartmann responded. Mr. Anderson stated that all trees on boundary line & Oak trees by the shed would remain on site (As long as the site is in his possession). Councilwoman Amitai asked Mr. Kushner if he had any water issues on his property. Mr. Kushner stated he did not. Mr. Cushmaro stated that trees remaining on site can be made a condition of approval. Mr. Cushmaro asked for clarification regarding documents needed prior to next hearing date. Ms. Mitchell & Mr. Chagaris commented on same. Mr. Hakim clarified his request. Dr. Maddaloni stated that the legal issues spoken of still need to be addressed.

Mr. Chagaris stated that the Board will not be going into closed session regarding 15 William Street since Mr. Paltos was not present (he is chair of the subcommittee.) However, it was stated that closed session was needed regarding Heidenberg Plaza. Motion was made by Councilwoman Amatai & seconded by Ms. Heymann to go into closed (executive) session. All present were in favor. (Time was 10:19PM).

Meeting was adjourned at 10:37PM.