

**PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
REGULAR MONTHLY MEETING  
(VIA ZOOM VIRTUAL MEETING)  
THURSDAY,  
April 29TH, 2021  
8:00 PM**

- A. Opening remarks
  - B. Pledge of Allegiance
  - C. Attendance
  - D. Correspondence List
- 

Item # 1

Block 907, Lot 27  
279 Demarest Avenue  
Application # P-2021-01

Applicant: 279 Demarest, LLC  
Attorney: Donna Vellekamp, Esq.

This Major Soil Application was received on March 24th, 2021 & was deemed complete at the April 7<sup>th</sup>, Work Session Meeting. As per the request of the applicant's attorney, this application will NOT be heard at the April 29<sup>th</sup> Regular Monthly Meeting.  
(Application will carry to the May 27<sup>th</sup> Regular Monthly Meeting)

Item # 2

Block 2104, Lot 8  
8 Sherman Avenue  
Application # P-2021-02

Applicant: Diamond Engineer & Dev.  
Attorney: Donna Vellekamp, Esq.

This Major Soil Application was received on March 24th, 2021 & was deemed complete at the April 7<sup>th</sup> Work Session Meeting. Application will be heard at the April 29<sup>th</sup> Regular Monthly Meeting.

Item # 3

Block 2407, Lot 13  
21 Pine Hill Road  
Application # P-2021-03

Applicant: Eleven 21 Properties, LLC  
Attorney: Matthew Capizzi, Esq.

This Major Soil Application was received on March 24th, 2021 & was deemed complete at the April 7<sup>th</sup> Work Session Meeting. Application will be heard at the April 29<sup>th</sup> Regular Monthly Meeting.

Item # 4

Block 308, Lot 16  
37 Bethany Circle  
Application # P-2021-04

Applicant: Hoogenboom  
Attorney: N/A

This Fence Installation Application was received on March 24th, 2021 & was deemed complete at the April 7<sup>th</sup> Work Session Meeting. Application will be heard at the April 29<sup>th</sup> Regular Monthly Meeting.

5- Discussion regarding Ordinance # 2021:1279; as per the request of Borough Attorney (Correspondence dated April 16<sup>th</sup>; requesting report back from the PB within 35 days)

**Adjournment of Meeting**

**Executive Session- If Needed**

**(Upcoming)**

| Meeting(s)           | Date               | Deadline 3:00 P.M. |
|----------------------|--------------------|--------------------|
| Work Session Meeting | Wednesday, May 5th | -----              |

The Planning Board adheres to a 12:00 A.M. curfew. No new matters will be considered after 11:00 P.M.