

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
AGENDA FOR WORK SESSION & SPECIAL MEETING**

WEDNESDAY,
January 7, 2009
8:00 P.M.

- A. Opening remarks
- B. Pledge of Allegiance
- C. Reorganize for 2009
 - Oaths of Office
 - Election of Officers
 - Chairman
 - Vice-Chairman
 - Secretary
 - Appointment of Professionals
 - Attorney
 - Engineer
 - Adoption of Meeting Dates and Deadlines
 - Adoption of Fee Schedule
 - Adoption of Official Newspaper
 - Reformation of Subcommittees-
 - Mini Site Plan Review Subcommittee
 - Ordinance Draft Review Subcommittee
 - Onsite Parking Subcommittee
 - Coah Subcommittee
 - Master Plan Subcommittee
- D. Attendance
- E. Correspondence
- F. Approval of Minutes – 12-03-08

Item #1	
Block 1607, Lot 3 570 Piermont Road Case No. P-2008-16	Applicant: American Signcrafters Attorney: Representing Self

Application for an as built non-conforming ground sign was submitted on September 30, 2008. The applicant also designed plan (approved in Zoning Permit # 4052Z) for previous tenant "North Fork Bank"; which depicted a ground sign not exceeding 16 S.F. in area. A Zoning notice of violation (dated 6-9-08) states that the sign built is 16.5 S.F. in excess of maximum allowed. This application was deemed incomplete at the November 5, 2008 Work Session Meeting on the basis of submitted plans not being signed nor sealed. The applicant has submitted signed and sealed plans received by the Planning Board office on November 17, 2008. This case was deemed incomplete at the December 3rd, 2008 Work Session/ Special Meeting due to information missing regarding noticing. The applicant was also told that they need to be represented by legal counsel. This case will be heard at the January 7, 2009 meeting with the stipulation of the newspaper affidavit confirmation.

Item#2

Block 2004, Lot 12
39 Yale Place
Case No: P2008-18

Applicant: Kikun Development Group, LLC
Attorney: Donna J. Vellekamp

This major soil movement application was filed on October 14, 2008. The application was deemed perfected at the November 5, 2008 Work Session Meeting (with stipulations of Mr. DeNicola's letter being met.) An additional Site Plan was received in the Planning Board office on November 13, 2008. This case will be heard at the December 3rd, 2008 meeting. The applicant was told that they need a licensed professional present to discuss this case. This case will continue at the January 7, 2009 meeting.

Item #3

Block 1805, Lots 7 & 8
395 Blanch Avenue

Applicant: John Galcik
Attorney: David M. Watkins

This minor subdivision application was filed on September 16, 2008. This applications was perfected at the October 1, 2008 Work Session Meeting and scheduled for the October 30, 2008 Regular Monthly Meeting. A request was made on October 30, 2008 to postpone this application until the December 3rd, 2008 special meeting. On December 3rd, 2008; Mr. Watkins requested this case be postponed until January 7, 2009. This case will be heard at the January 7, 2009 meeting.

Item # 4

Block 1309, Lot 7
267 Closter Dock Road
Case No. P-2008-12

Applicant: RadioMasters (K.Y. Kim)
Attorney: Representing Themselves

Applicant seeks approval from the Board to erect a sign. The applicant was scheduled for the August 6, 2008 Work Session Meeting. This application was deemed complete subject to receipt of requested items and scheduled for hearing on September 3, 2008. The application was approved and the Board attorney prepared a Resolution stating that to the extent a variance from the regulation is required, it is granted, subject to confirmation from the zoning officer that it is not governed by the Closter Improvement Commission. The Board has received a letter from the Zoning Officer requesting the Board re-visit the case and will be reviewed at the October 30, 2008 Regular Monthly Meeting. This matter was discussed at the October 30, 2008 meeting. As per the Board's recommendation, a copy of plans was forwarded to the Improvement Commission for their input. As of December 1, 2008 there has been no response from the Improvement Commission. The applicant received a copy of said letter at the December 3, 2008 meeting. This case will continue at the January 7, 2009 meeting.

Item # 5

Block 1718, Lot 6
28 Fourth Street
Case # P-2008-19

Applicant: Chu
Attorney: David M. Watkins Esq.

This minor subdivision application was received on December 18, 2008. This case will be heard at the January 7, 2009 Work Session Meeting.

Item # 6

Block 2206, Lot 2
45 Walker Avenue
Case # P-2008-20

Applicant Weissman (Burlyuk)
Attorney: Representing Self

This soil movement application was received on December 23, 2008. The applicant was sent to the Planning Board by the construction official on the basis of a retaining wall shown on the final-as-built survey being above 2 ft in height. This case will be heard at the January 7, 2009 Work Session Meeting.

Item # 7

Block 2205, lot 3
232 Anderson Avenue
Case # P-2008-21

Applicant: Kikun Development
Attorney: Donna J. Vellekamp

This major soil application was received on December 23, 2008. This case will be heard at the January 7, 2009 Work Session Meeting.

8- Open Meeting to the Public

9- LIAISON'S REPORT:

10- Master Plan Discussion

11- ADJOURNMENT OF MEETING:

Block 1305, Lots 5 & 6
245-247 Closter Dock Road
Case No. P-2006-26

Applicant: Sam Lee
Attorney: David M. Watkins

The board has approved the resolution dated April 26, 2007 and forwarded the developer's agreement to the applicant for execution on May 1, 2007. Prior to the board signing the developer's agreement, the applicant must provide proof of filing the deed of easement with the county.

Planning Board, Closter, NJ
Wednesday, January 7, 2009

Reorganization
Special & Work
Session Meeting

<u>Meeting</u>	<u>Date</u>	<u>Deadline 3:00 P.M.</u>
Regular Monthly Meeting:	Thursday, January 29, 2009	Thursday January 15, 2009

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