

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

**Wednesday,
December 1st, 2010
8:00 P.M.**

W.S. Portion

- A. Opening remarks
- B. Pledge of Allegiance
- C. Attendance
- D. Correspondence
- E. Approval of Minutes-**08-26, 09-01, & 09-30**

Item # 1

Block 602, Lot 12
5 Pearle Road
Application # P-2010-13

Applicant: Ross Group Holdings, LLC
Attorney: Mr. Turnamian

This Major Soil application was received on June 24th, 2010. It was deemed incomplete at the July 7th, 2010 Work Session Meeting. Revised plans were received on July 20, 2010. This application was reviewed the second time at the August 4th, 2010 Work Session Meeting and was again deemed incomplete. The applicant's attorney was not able to attend the Work Session Meetings of September 1st and October 6th, therefore this application will carry to the **December 1st**, 2010 Work Session Meeting for further review.

Item # 2

Block 2303, Lot 5
3 Laurence Court
Application # P-2010-13

Applicant: Shemtov
Attorney: N/A

This Major Soil application was received on October 21st, 2010. Initial set of plans were insufficient and revised plans were received on November 8th, 2010. Application will be reviewed for completeness at the December 1st, 2010 Work Session Meeting.

Item # 3

Block 1205, Lot 8
10 Railroad Avenue
Application # P-2010-17

Applicant: Capital Young Properties, LLC
Attorney: David Watkins, Esq.

This Site Plan application was received on November 18th, 2010. Application will be reviewed for completeness at the December 1st, 2010 Work Session Meeting. (Previous application, P-2010-05 was withdrawn.)

4-Liaison's Reports- (Council & Historic)

5- Open Meeting to the Public

6- Board member feedback regarding the Historic Element to the Borough Master Plan (An informal discussion took place at the September 30th, 2010 Regular Monthly Meeting at which time a draft was handed out by Mr. Banisch of Banisch Associates, Inc.)

7- Resolution approval regarding case # P-2010-02, 530 Piermont Road, Northern State Bank for site plan approval for signage. Resolution will be memorialized at the December 1st, 2010 meeting.

8- Resolution approval regarding case # 2010-11, 519 Homans Avenue, Freadman for Minor Subdivision approval. Resolution will be memorialized at the December 1st, 2010 meeting.

Adjournment of Work Session portion of meeting

SPECIAL PORTION OF MEETING

Item # 1

Block 502, Lot 3
121 Schraalenburgh Road
Application # P-2010-12

Applicant: 121 Schraalenburgh Road Assoc.
Attorney Robert Travers

This Major Soil application was received on June 22nd, 2010. It was deemed incomplete at the July 7th, 2010 Work Session Meeting. Revisions were not received by the deadline required for the August 4th, 2010 Work Session Meeting. A revised survey was submitted on August 12th, 2010. Application was deemed complete at the **September 1st, 2010** Work Session Meeting. Applicant's attorney requested hearing be adjourned until the December 1st, 2010 Special Meeting. (Correspondence was received on November 23rd, 2010 requesting adjournment until January 27th, 2011 which will be discussed at the December 1st, 2010 meeting.)

Item # 2

Board review regarding proposed Historic designation of the Resolvert Nagel House and Farm Complex located at 119 Hickory Lane, known as Block 2102, Lot 55 on the Closter tax map. (Packets were previously mailed to members.)

**** Executive session regarding litigation (if needed)**

<u>Meeting</u>	<u>Date</u>	<u>Deadline 3:00 PM</u>
Regular Monthly Meeting:	Thursday, Dec. 30th, 2010	Thursday, Dec. 17th, 2010
Work Session Meeting:	Wednesday, Jan. 5th, 2010	Thursday, Dec. 23rd, 2010

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