

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY**

MINUTES OF WORK SESSION

Wednesday,
April 2, 2008
8:00 P.M.

Prepared & Submitted by:
Linda Patentas,
Acting Planning Board Clerk

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Wednesday,
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8:00 P. M.

Mr. John Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, April 2, 2008 in the Council Chambers of the Borough Hall to order at 8:06 P. M. 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. Mr. Lignos advised that the Board adheres to a twelve o'clock midnight curfew and no new matters would be considered after 11:00 P. M.

Mr. Lignos 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:

John Lignos, Chairman
Dr. Mark Maddaloni Vice Chairman
Councilwoman Victoria Amitai
Honorable Sophie Heymann, Mayor
Adrienne Isacoff, Esq.
Mr. Robert DiDio
Dr. Robert Friedman
Nick DeNicola, P.E., Boswell Engineering
Lynn Conway, Planning Board Clerk

The following Planning Board members and professional persons were absent from the meeting:

Christine Procida
Benjamin Pinczewski, Alternate No.1
Peter H. Kim, Alternate No.2
Antranig Ouzoonian (excused)

Prior to the meeting, members received copies of correspondence for their review and comment.

Mr. Lignos asked for comments on the February 28, 2008 Regular Monthly Meeting minutes. Mayor Heymann motioned to approve the minutes seconded by Dr. Friedman. All members present and having attended that meeting voted in favor.

Mr. Lignos asked for comments on the March 5, 2008 Work Session minutes. Dr. Friedman motioned to approve the minutes seconded by Dr. Maddaloni. All members present and having attended that meeting voted in favor.

7. Block 1312, Lot 18
222 Closter Dock Road
Case No. P-2007-27

Applicant: C2 Systems, Inc.
Attorney: Representing themselves

This mini site plan review for a tutoring facility was submitted on November 13, 2007. Review was held on December 5, 2007 and January 3, 2008. This application was approved pending submission of required documents. Everything was in order, pending a request from the Board that C2Systems uses the South parking lot. After review and easement of documents, by the mini site plan committee, this

application was approved pending submission of required documents. This one easement referenced the drops off requested to be made in the back to control traffic. Mr. Lignos suggested that a letter can go out from the Board stating that this application has been reviewed, including the easement documents, and can be approved. A stipulation was raised that a sign must be placed in the front window directing that cars must enter through the back and both pick up and drop off students there. Case was opened to the public but no one was heard.

6. Block 2009, Lot 2
456 Ruckman Road
Case No. P-2008-04

Applicant: Man Kim
Attorney: Representing himself

This major soil movement application was filed on March 5, 2008. Review is scheduled for the April 2, 2008 Work Session Meeting. This case was requested to be taken out of sequence. The issue remained that the application form simply ambiguously cited "various sites in Closter." There were to specifications as to which sites were going to be used. A clear route plan must be submitted as part of the application, confirming the sites. Mayor Heymann motioned for perfection, and was seconded by Mr. DiDio. Mr. Lignos suggested that final destinations of route must be submitted prior to the deadline of Thursday, April 24, 2008.

8. OPEN TO PUBLIC

9. Close Work Session Meeting and Call Special Meeting to order.

10. Block 603, Lot 15
11 Willis Drive
Case No. P-2008-03

Applicant: Jane Lastella
Attorney: David Watkins

This minor subdivision application was filed on February 19, 2008. Review is scheduled for the March 5, 2008 Work Session Meeting. Mr. Lignos recused himself. Dr. Maddaloni resumed the chair. Rose Davido came before the Board on behalf of David M. Watkins Esq., 285 Closter Dock Road, about the minor subdivision of this lot. Engineer Mark Martins, 657 Greenway Place, Rivervale, New Jersey came before the Board as a witness representing Michael Hubschman. He mentioned that this lot was actually an oversized lot for the area, as it was 1.1 acres, 244.5 feet front yard on Willis Street, with a depth of 194.26 ft on the northern part and 224.27 ft on the Southern. The existing house would remain, and it would be possible that another structure would be built on the new lot. Both lots, newly named 15.01 and 15.02 would both conform to buffer requirements, except for the garage which was setback 14.35 ft from the rear as opposed to the necessary 20ft. Mr. Martin also stated that the garage is not an accessory structure before it provides direct access into the house. The Board mentioned that this existing conformant is allowed to exist, but not be intensified. The question therefore remained whether the issue of the garage withholds the approval of this subdivision. Questions were raised as to whether any neighbors have had any complaints, yet Ms. Davido said the applicants had not heard anything from their neighbors. Mr. DeNicola, as per his letter dated March 14, 2008, noted that calculations had to be revised to incorporate proper loadings, the Closter Code Ordinances suggest a concrete curb and sidewalk, and that utility services be arranged underground. He also suggested that all columns be removed. Other questions were raised by Ms. Amitai regarding where the driveway was going, and by Mr. DiDio about impervious coverage. Macadam is brought back to comply as it would decrease allowance of runoff and actually act as a buffer. The house on this lot was built in the 1920's, while the garage was built in 1997. A February 6, 1997 NU Certificate of OCC approval was provided by the attorney. Mayor Heymann suggested 5 ½ feet be cut from the garage, or offer stronger evidence that it was approved as nonconforming. She questioned offering mitigation for this case and setting a precedent for future cases. Open to the public, Jesse Rosenblum, 65

Knickerbocker Road, Closter, suggested a previous similar previous case in Closter and stated that this would be unfair to future neighbors. Mr. Lignos, 60 Forest Street, Closter, spoke as a member of the community, and suggested the garage must have been put up by approval of building permits and it would be an unfair burden to cut off 5 feet, which would then make this 3-car garage a 2-car garage. The benefits outweighed the detriments of this case. It was then closed to the Public, where the Board decided to grant a variance to make the existing garage legal. A plan would be presented to the Shade Tree Commission, where plants would be planted along the property line and around the garage. Mr. DiDio motioned this variance for approval and Dr. Friedman seconded it. Ms Isacoff motioned for approval of the application for subdivision pending the compliance with Mr. DeNicola's prior suggestions, and Dr. Friedman seconded it.

There being no further business to come before this Board, a motion to adjourn was made by Dr. Maddaloni, seconded unanimously by the Board. All members present voted in favor and the meeting adjourned at 10:02 P.M.