

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

MINUTES OF WORK SESSION

Wednesday,
February 6, 2008
8:00 P.M.

Prepared & Submitted by:
Lynn Conway,
Planning Board Clerk

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Wednesday,
February 6, 2008
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, February 6, 2008 in the Council Chambers of the Borough Hall to order at 8:05 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, Secretary
Honorable Sophie Heymann, Mayor
Adrienne Isacoff, Esq.
Robert DiDio
Dr. Robert Friedman
Antranig Ouzoonian
Benjamin Pinczewski, Alternate No.1 [8:09]
Arthur Chagaris, Esq., Planning Board Attorney
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
Peter H. Kim, Alternate No.2

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

Mr. Lignos asked for comments on the January 3, 2008 minutes. Mr. DiDio motioned to approve the minutes seconded by Dr. Friedman. All members present and having attended that meeting voted in favor.

6. Block 2101, Lot 13
23 Susan Drive
Case No. P-2008-01

Applicant: Hyo Sun Eor
Attorney: David Watkins

This major soil movement application was filed on January 22, 2008. Sean Kim, Esq., an associate of David M. Watkins, 285 Closter Dock Road, Closter, NJ 07624 appeared on behalf of the applicant. He stated that they have reviewed Mr. DeNicola's letter of January 28, 2008 and can comply with all requirements. Mr. Lignos questioned whether the Regular Monthly Meeting of February should be cancelled. Mr. Chagaris stated that he felt a public hearing should be held this month for comments about

merchants involved. Mr. Lignos questioned how you could get a national tenant in. Ms. Lipman stated that national tenants don't want to pay much rent because they feel they are bringing in other tenants. She stated that she noticed that the town lacked restaurants. Ms. Lipman stated that restaurants are destination business and they create some sort of night life. She said that people love to sit outside at restaurants, especially in the summertime. Ms. Lipman stated that they work best when they are in the downtown area versus the strip malls. She stated that if anyone has a chance, they should come and see the work that was done in Livingston. Ms. Lipman gave a brief history about the Livingston project. She suggested that if the town is serious about the downtown, they should come up with a steering committee to come up with a plan. She said that we are surrounded by a lot of towns taking action and that we should also. Mr. Lignos thanked Ms. Lipman for taking the time to speak to the Board.

12. LIAISON'S REPORT: Councilwoman Amitai stated that she spoke with the person from the Riverkeeper and that he would be willing to come and speak at the joint meeting in April and talk about some of the things that can be done to help the water supply.

13. ORDINANCE DRAFT REVIEW SUBCOMMITTEE: Mr. Chagaris asked for comments on the Use to Use ordinance that was distributed. Mr. Lignos opened the meeting to the public. Prosper Buckhardt, 239 Herbert Avenue and Joseph Bianco, Seven MacArthur Avenue were heard. A motion to adopt the Use to Use resolution was made by Councilwoman Amitai and seconded by Mr. DiDio. All members present voted in favor.

The Conservation Zone is to be discussed at the March 5, 2008 meeting. Mayor Heymann questioned why the ordinance had an overlay zone when it was discussed that there would not be one. She questioned whether an overlay zone would protect us as much. Mr. Chagaris stated that it was done that way so it would not be spot zoning. Mr. DeNicola stated that adding farm lands should be considered. There was discussion on unimproved farm land and privately owned property. Mr. Lignos stated this is an unimproved open space conservation zone. He stated that the only thing he thinks needs to be added is open unimproved farmland. He stated that there is one month to discuss and finalize this.

14. Designation of Official Newspaper: A motion to adopt the Press Journal as one of the official newspapers was made by Mr. DiDio and seconded by Dr. Friedman. All members present voted in favor.

15. MASTER PLAN SUBCOMMITTEE: Ms. Isacoff stated that there was a great turnout for the meeting and the attendees were very enthusiastic. She stated that Mr. Bergstrom made a presentation and requested comments from the public which were recorded and will be transcribed and distributed. Ms. Isacoff questioned the next meeting for Richard Preiss which he is shooting for a March date. There was discussion on where to hold the meeting. It was decided that the Council Court room would be used according to its availability.

16. Miele Sanitation: Mr. Chagaris stated that the DEP is willing to put the application on hold and gave the Board one month to send in comments. He suggested that a hearing be held at the February 28, 2008 Regular Monthly Meeting and then pass a resolution at the March meeting to send comments to the DEP.

17. BY LAWS: A motion to adopt the by laws was made by Mayor Heymann and seconded by Mr. DiDio. All members present voted in favor.

18. MUNICIPAL LAND USE INSTRUCTION: Review Roundtable Discussion on Planning Board Issues. To be discussed at the March 5, 2007 Work Session Meeting.
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Mayor Heymann stated that on March 29, 2008 The Bergen County Bar will be holding the seminar at the Bergen Community College. She stated that she felt it was worthwhile for everyone to go even if they are certified and she strongly recommends it.

There being no further business to come before this Board, a motion to adjourn was made by Dr. Friedman and seconded by Mr. DiDio. All members present voted in favor and the meeting adjourned at 9:56 P.M.