

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
MINUTES OF REGULAR MONTHLY MEETING**

Thursday,
January 31, 2008
8:00 P.M.

Prepared & Submitted by:
Lynn Conway,
Planning Board Clerk

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Mr. John Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 31, 2008 in the Council Chambers of the Borough Hall to order at 8:04 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
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
Antranig Ouzoonian
Peter Kim, Alternate No.2

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

6. Block 2205, Lot 6
256 Anderson Avenue
Case No. P-2007-21

Applicant: Doyeon Kim
Attorney: David Watkins

This major soil movement application was filed on July 18, 2007 and deemed complete on August 1, 2007. Hearing began on August 30, 2007. Applicant requests postponement to the January 31, 2008 Regular Monthly Meeting. Submissions were received on January 16, 2008. David M. Watkins Esq., 285 Closter Dock Road, Closter, NJ 07624 appeared on behalf of the applicant. Mark Martins, P.E. of Mark Martins, LLC, 657 Greenway Place, River Vale, NJ was sworn and accepted as a witness. Mr. Martins reviewed the comments of Mr. DeNicola's letter of January 18, 2007. He stated that there will be a cultured stone veneer on the retaining wall that faces the adjacent property. Mr. Martins stated that a total of 564 yards of soil is to be moved. Mr. DeNicola verified the truck route. Councilwoman Amitai questioned if the removal of one foot of the rock outcropping met with Mr. DeNicola's approval as far as the impervious coverage was concerned. Mr. DeNicola said that it was. Mayor Heymann questioned whether mandated borings in the back yard would help to find out the composition of the property for impervious consideration. Mr. DeNicola questioned Mr. Martins if test pits were done for soil perk ability. Mr.

Martins stated that the tests were done where the seepage pits are to go and that they perked. The meeting was open to the public. Jesse Rosenblum, 65 Knickerbocker Road was heard. A motion to approve the application with the stipulations of Mr. DeNicola's letter of January 18, 2008, cultured stone be put on the retaining wall and a trench drain be installed across the driveway was made by Mr. DiDio and seconded by Councilwoman Amitai. All members present voted in favor.

Benjamin Pinczewski took the oath of office.

7. Block 510, Lot 16
29 Hawthorne Terrace
Case No. P-2007-26

Applicant: Dae Ung Kim
Attorney: James Capparino

This major soil movement application was filed on November 5, 2007. This application was perfected on December 5, 2007 and scheduled for hearing at the January 3, 2008 Reorganization, Work and Special meeting. Submissions were received on December 19, 2007. Applicant requests postponement to the January 31, 2008 Regular Monthly Meeting. James Capparino of Park, Weinstein & Caporino, LLP, 530 Main Street, Fort Lee, NJ 07024 appeared on behalf of the applicant. Christopher Lantelme who was previously sworn appeared. Mr. Lantelme stated that he would submit a revised application which includes the contractor and transportation route. He stated that the original plan had a drain in the garage and right in front of the garage door and they have now added an addition trench drain part way down the hill. Mr. Lantelme stated that the retaining wall is over two feet in height and that they will be submitting calculations for it. Mr. Capparino stated that the applicant has a check with him for 200.00 for the additional escrow. Mr. Lignos questioned why the applicant had not submitted revised plans already since it had been a month and a half. Mr. DeNicola questioned whether the planting area in the rear is supposed to stay. Mr. Capparino stated that the applicant would stipulate to their always being plantings there. Mr. DeNicola questioned if the applicant is removing the oil water separator that is shown on the plan. Mr. Lantelme stated that they were going to remove it and felt that it was a building department issue. Mr. Capparino stated that they would remove the inlet in the garage if the Board wanted. Mr. Lignos stated that the inlet in the garage was a second line to the seepage pit which was a back up should a line get clogged. Mr. DiDio questioned whether the six inch PVC pipe could adequately handle the volume of water. Dr. Maddaloni questioned whether the drain was even needed in the garage. Mr. DeNicola stated that any flow of water in the gutter over about an inch from the road is going to be going down the driveway. The meeting was open to the public. There were none wishing to be heard. Mr. Capparino questioned whether the Board is requiring the oil water separator. There was lengthy discussion on the oil water separator and grease trap. Mr. Capparino stated that they felt an oil water separator is more for commercial property. Mr. Lignos questioned the applicant on whether they would be willing to remove the drain from the garage and run both trench drains back to the seepage pits with separate lines. Mr. Lantelme stated that they wanted to keep the drain inside the garage. Mr. Lignos stated that they have to be prepared to deal with the contaminates that would be going down the drain then. Mr. Lignos verified with the applicant that they are not proposing an oil water separator or grease trap in the garage. Ms. Isacoff stated that she felt there was a reason the applicant was so adamant about keeping the garage drain. Mr. DeNicola stated that by raising the garage, and drain it like most driveways are drained which is toward the road. Mr. Lignos questioned why the garage was lowered compared to the rest of the house and that it was not in line with the basement either. Mr. Lantelme stated that it was because they were able to get another level out of the house. He said it was a two story home with a sunken garage. The meeting was open to the public. There were none wishing to be heard. Dr. Maddaloni stated that he had a drain in his garage and he would never put anything in it because it has to be clear for the sump pump to work. A motion to approve the application without the grease trap or oil water separator, with the stipulations of Mr. DeNicola's letter and that the planting area in the rear be maintained was made by Dr. Maddaloni and seconded by Dr. Friedman. Dr. Maddaloni, Dr. Friedman and Mr. Pinczewski voted in favor and Mayor Heymann, Councilwoman Amitai, Mr. Lignos, Ms. Isacoff and Mr. DiDio voted against. The application was denied.

8. Block 1305, Lot 6
245 Closter Dock Road
Case No. P-2006-21

Applicant: Henry Kim
Attorney: Jung-Ho Yae, Esq.

This minor site plan application was filed on August 23, 2006 and deemed incomplete on September 6, 2006. Submissions were received on February 21, 2007, March 16, 2007 and January 30, 2008. This application was perfected on March 7, 2007. Hearings were held on April 26, 2007, May 31, 2007, July 26, 2007 and October 25, 2007 at which time the Board voted to approve. A memorialization resolution is being prepared and will be distributed when available. Jung Ho Yae, One Kinderkamack Road, Hackensack, NJ 07601 appeared on behalf of the applicant. Mr. Lignos referred to the site plan and stated that they were validating that all of the requirements have been added so that they can move forward with the resolution. Mr. DeNicola questioned whether a light could be put on the right side of the driveway. Mr. Yae stated that it should not be a problem. There was discussion on the material for the refuse container. Mr. Lignos stated that the application has come a long way. Dr. Maddaloni complimented the outdoor seating. Mr. Chagaris asked that Mr. Hubschmann prepare the meets and bounds for the easement. There was discussion on putting an exact location for the easement. It was decided that it would be a flexible easement since it was shown on the plan. Mr. Chagaris stated that it would also not go into effect until there were easements on the other properties. A motion to approve the plan and to include a light was made by Mr. DiDio and seconded by Councilwoman Amitai. All member present voted in favor. Mr. Lignos stated that they would have the resolution at the next Work Session Meeting.

11. 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 was submitted on November 13, 2007. Review was held on December 5, 2007 and January 3, 2008. The subcommittee determined that addition information was required and adjourned the application to January 31, 2008. Mr. DeNicola stated that there were no issue with the mini site plan subcommittee and would approve the application contingent upon the applicant and borough attorney finalizing the easement.

9. Master Plan Reexamination: Richard M. Preiss of Phillips Preiss Shapiro Associates, Inc. appeared and stated that they have done a number of Master Plan Reexaminations in the area and have learned the requirements of the law as it relates to municipal land use. He stated that there are some issues that will come out of the reexamination and they will help in setting some targets for the future. Mr. Preiss stated that the old reexaminations must be looked at and compared to how things have changed and where we want to go. He said that after speaking with some of the members he found there are basically three issues that need to be addressed, one being a green plan which a firm has been hired which really knows how to do one. Mr. Preiss stated that once it has been drafted, then it can be adopted as an element of the Master Plan or as a separate element. He stated that the other two issues were the relationship between industrial and residential uses and then the downtown and what can be done to strengthen it. Mr. Preiss stated that they will be looking at aspects like the underlying economics and tenancy mix to see how to make it more successful. He said that any documents pertaining to the history of the Borough would be helpful and that they will be interviewing members from each Commission and Board to see if there are any suggestions. Mr. Preiss stated that the next step would be a community meeting which would be broken up into small groups to discuss pressing topics that will then be recorded and taken into consideration in preparing the draft of the reexamination. Mayor Heymann stated that one of the important issues is the Historic District and the vacant land that has recently gone on the market that is in the COAH overlay zone. Dr. Maddaloni stated that the town seems to have more industrial activity than the surrounding towns. He also stated that there is a lack of diversity of businesses in town. Dr. Maddaloni stated that a dedicated rail service would be a huge benefit to the town. Mr. Lignos stated that a senior housing component should be considered and

a continuation of acquiring open lands should be affirmed. He also stated that the Master Plan should deal with the shopping areas since there is such a large retail component. Mr. Lignos stated that the truck traffic should also be addressed and also if the town ever needed a third educational facility, where would it go. There was discussion on parking and possible areas to be addressed. Ms. Isacoff stated that it was very difficult to cross the street as a pedestrian. Mayor Heymann stated that she would like to see elements to making aging in place and senior livability important. Mr. Lignos stated that they need to look at a couple of areas that are transitional zones that aren't part of the zoning like at Piermont Road and Homans Avenue. There was discussion on farm lands and COAH requirements. Mr. Preiss questioned who to contact from each Board. There was discussion on when and where to hold to the public meeting.

There being no further business to come before this Board, a motion to adjourn was made by Mr. DiDio, seconded by Dr. Maddaloni. All members present voted in favor and the meeting adjourned at 10:33 P.M.