

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

**MINUTES OF WORK SESSION**

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

Prepared & Submitted by:  
Cherilyn Martinez,  
Acting Planning Board Clerk

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY

MINUTES OF THE WORK SESSION

Wednesday,  
July 2, 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, July 2, 2008 in the Council Chambers of the Borough Hall to order at 8:14 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  
Mr. Benjamin Pinczewski, Alternate 1  
Adrienne Isacoff  
Antranig Ouzoonian  
Dr. Robert Friedman  
Arthur Chagaris, Esq., Planning Board Attorney  
Nick DeNicola, P.E., Boswell Engineering  
Cherilyn Martinez, Acting Planning Board Clerk

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

Christine Procida  
Peter H. Kim, Alternate No. 2  
Mr. Robert DiDio

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Board members reviewed the correspondence

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Mr. Lignos asked for comments on the April 2, 2008 minutes. Meyer Heymann motioned to approve the minutes as corrected and was seconded by Dr. Friedman. Councilwoman Amitai abstained from voting. All other members present and having attended that meeting voted in favor. Mr. Lignos asked for comments on the May 7, 2008 minutes. Meyer Heymann motioned to approve the minutes as corrected and was seconded by Dr. Friedman. Councilwoman Amitai abstained from voting. All other members present and having attended that meeting voted in favor. Mr. Lignos asked for comments on the June 4, 2008 minutes. Meyer Heymann motioned to approve the minutes as corrected and was seconded by Dr. Friedman. Councilwoman Amitai abstained from voting. All other members present and having attended that meeting voted in favor. Mr. Lignos asked for comments on the June 26, 2008 minutes. Councilwoman Amitai motioned to table review to the August 6, 2008 work session and was seconded by Dr. Friedman. All members present and having attended that meeting voted in favor.

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6. Block 1305, Lots 5 & 6  
245-247 Closter Dock Road  
Case No. P-2007-27

Applicant: Sam Lee  
Attorney: David M. Watkins

This final site plan approval application was filed on November 9, 2006. Mr. Chagaris provided the Developers Agreement. Mr. Lignos asked Mr. Chagaris to include the original signed resolution and the charts in relationship to those resolutions as well as the inspection escrow be confirmed. A motion to approve the Resolution was made by Dr. Friedman and seconded by Councilwoman Amitai. Mr. Pinczewski abstained from voting. All other members present voted in favor.

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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. Mr. Chagaris stated the Resolution can be released as we now have the recorded easement. A motion to authorize the release of the approved Resolution by the Planning Board Secretary was made by Dr. Maddaloni and seconded by Meyer Heymann. All members present voted in favor.

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8. 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. Mr. Chagaris provided the Resolution. Mr. Chagaris discussed the conditions of the Resolution. Councilwoman Amitai questioned the telephone pole in the middle of the property. Mr. Chagaris stated all utilities will be underground. A motion to approve the Resolution was made by Dr. Friedman and seconded by Mr. Pinczewski. Mr. Lignos recused himself. Mr. Ouzoonian abstained from voting. All other members present voted in favor. Councilwoman Amitai questioned the wording with regard to the underground utilities. A motion to reopen the discussion was then made by Mayor Heymann and seconded by Dr. Friedman. All members present voted in favor. Councilwoman requested an amendment to the Resolution. A motion was made to accept the amended version of the Resolution by Mayor Heymann and seconded by Ms. Isacoff. All members present voted in favor.

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9. 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. Mr. Chagaris provided the Board copies of the Resolution and discussed the content of the Resolution. Mr. Lignos requested the Resolution be tabled and have our attorney rewrite the Resolution to include all stipulations made by the Board. A motion was made to table the Resolution for the August 6, 2008 work session by Mayor Heymann and seconded by Mr. Pinczewski. Mr. DeNicola will write a letter on the revised site plan based on the approved Resolution. Mr. Ouzoonian and Dr. Maddaloni abstained from voting. All other members present voted in favor.

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10. Block 1601, Lots 1 & 2  
189 Homans Avenue  
Case No. P-2008-06
- Applicant: K & H Group  
Attorney: David Watkins

Application for preliminary site plan approval and final site plan approval regarding building height, front yard, side yard, set back, required parking spaces, and minimum open space along property line. As there were extensive changes to the site plans, our attorney will develop the Resolution for the Board to review. The Board will table the application until the August 6, 2008 work session.

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11. Block 2305, Lot 9  
246 Parsells Lane  
Case No. P-2008-07
- Applicant: Diamond Engineering  
Attorney: David Watkins

This major soil movement application was submitted on May 19, 2008. Mr. DeNicola discussed the stipulations of the application. The Board had approved the soil movement application with the stipulations and the application has been signed.

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12. Block 1207, Lot 2  
280 Herbert Avenue  
Case No. P-2008-08
- Applicant: Closter Ballet & Piano Academy  
Attorney: Elliot Urdang

Application for preliminary site plan approval and final site plan approval was submitted on May 15, 2008. Due to their professional's inability to attend an earlier meeting, this application will be heard at the July 31, 2008 Regular Meeting.

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13. Block 2010, Lot 10  
11 North Star Road  
Case No. P-2008-09
- Applicant: M & R Development  
Attorney: Jeffrey Kantowitz

This major soil movement application was submitted on May 19, 2008. The Board has approved the application with stipulations. Mr. DeNicola has not received the revised plan and the Board has not released the application

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14. Block 2407, Lot 10  
9 Pine Hill Road  
Case No. P-2008-10
- Applicant: MDH Builders  
Attorney: David Watkins

This major soil movement application was submitted on May 21, 2008. The Board had approved the application with stipulations.

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15. Block 510, Lot 16  
29 Hawthorne Terrace  
Case No. P-2008-11
- Applicant: Dae Ung Kim  
Attorney: James Caporrino

This major soil movement application was submitted on May 22, 2008. The applicant postponed the hearing to the July 31, 2008 Regular Monthly Meeting.

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16. 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 did not appear to represent themselves. Mr. DeNicola discussed the items needed to be met in order for the application to be perfected. A motion was made to table the application to the August 6, 2008 work session meeting and that a notice, in writing, be sent to the applicant notifying them of the date and also enclose a copy of Mr. DeNicola's June 30, 2008 letter was made by Mr. Pinczewski and seconded by Dr. Maddaloni. All members present voted in favor.

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17. OPEN MEETING TO THE PUBLIC: Carl Olsen, 215 Irving Avenue, asked if the meeting was normally run in an hour's time and, if so, that was "wonderful".

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18. LIAISON'S REPORT: Councilwoman Amitai reported on the Planning Board recommendation of the driveway ordinance which was passed by mayor and council. That ordinance has been challenged as discriminatory and is now in litigation.

Mr. Joseph Bianco has provided the Borough with copies of the Borough Hall's 1977 plans for reconstruction. Mr. Ouzoonian has reviewed and commented on the plans.

Councilwoman Amitai reported that Mr. Chagaris found a technical person to review the tapes as per the Planning Boards' request. Councilwoman Amitai stated Kevin Whitney would be happy to review the tapes as well. Councilwoman Amitai will be the contact person for the technical person.

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19. ORDINANCE DRAFT REVIEW SUBCOMMITTEE: The subcommittee is to meet on July 10, 2008 at 7:30 p.m. at Dr. Maddaloni's house.

Mr. Chagaris prepared a Resolution to the mayor and council that the Board recommends an increase of the maximum size of retail stores in the business area be increased from 40,000 sq. ft. to 50,000 sq. ft. A motion was made to revise the Resolution to state the Board recommends no size limitation to retail stores in the business area by Mr. Pinczewski and seconded by Dr. Maddaloni. All members present voted in favor.

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20. MASTER PLAN SUBCOMMITTEE: Ms. Isacoff noted Mr. Preiss will not be available for the September 3, 2008 Work Session Meeting. The Board recommended meeting with Mr. Preiss at the September 25, 2008 at 7:00 p.m. before the Regular Monthly Meeting.

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21. ADJOURNMENT OF MEETING

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There being no further business to come before this Board, a motion to adjourn was made by Dr. Maddaloni and seconded by Mr. Pinczewski. All members present voted in favor and the meeting adjourned at 9:53 p.m.