

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

Thursday,
June 26, 2008
8:00 P.M.

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

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY

MINUTES OF THE REGULAR MONTHLY MEETING

Wednesday,
June 26, 2008
8:00 P.M.

Mr. John Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, 26, 2008 in the Council Chambers of the Borough Hall to order at 8:13 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 (8:36 P.M.)
Mr. Benjamin Pinczewski, Alternate 1 (8:18 P.M.)
Arthur Chagaris, Esq.
Mr. Antranig Ouzoonian
Adrienne Isacoff, Esq.
Mr. Robert DiDio
Dr. Robert Friedman
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

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

10.	Block 1601, Lots 1 & 2 189 Homans Avenue Case No. P-2008-06	Applicant: K & H Group Attorney: David Watkins, Esq.
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Mr. Watkins, 285 Closter Dock Road, P.O. Box 304, Closter, NJ 07624, appeared on behalf of the applicant. On March 5, 2003, an application was approved for an office which is a mirror image of a building that is being proposed for tonight. That application in 2003 was for 9,446 sq. ft., ours is for 9,700 sq. ft. Mr. Watkins had attached the resolutions of approval for each of the applications submitted from 2003 as well as a modification made as a pre-school, and that was approved in 2004. One of the issues that Mr. DeNicola raised was the continuation of the DEP permit, and Mr. Hubschman will testify that that was approved. Mr. Michael J. Hubschman, P.E., P.P., of Michael J. Hubschman, P.C., 263-A South Washington Avenue, Bergenfield, NJ 07621 was sworn. Mr. Hubschman attested that the 2003 application

was granted. Mr. Lignos questioned the foot candle lighting used. Mr. Hubschman stated there will be ½ foot candle on the lot and will have zero at the property line. Mr. Lignos questioned the pavers being used. Mr. Hubschman passed around a flyer of the PVC material pavers which are 90% pervious. Mr. Hubschman stated the purpose of using the pervious pavers were to try a new product as well as trying to keep impervious under ¼ acre. Mr. Ouzoonian also questioned the handicapped parking spaces. Mr. Hubschman will revise the plans to show the second handicapped parking space. Michael Elkin, RA, 19 Park Avenue, Rutherford, NJ, was sworn. Mr. Ouzoonian questioned the elevator. Mr. Elkin stated he would stipulate to the fact that the mechanical enclosure will enclose the bulkhead of the elevator.

A motion with stipulations was made by Dr. Maddaloni and seconded by Mr. DiDio. All members present voted in favor.

Mr. John Lignos, Chairman, called a five minute recess at 9:58 P.M.

The meeting commenced at 10:05 P.M.

11.	Block 2305, Lot 9 246 Parsells Lane Case No. P-2008-07	Applicant: Diamond Engineering Attorney: David Watkins, Esq.
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Mr. Watkins, 285 Closter Dock Road, P.O. Box 304, Closter, NJ 07624, appeared on behalf of the applicant. Thomas W. Skrable, P.E., 65 Ramapo Valley Road, Ramapo, NJ was sworn. Mr. Skrable discussed the May 28, 2008 letter received from Mr. DeNicola. Mr. DeNicola's stipulations included certification of the destination of the soil to include an address; showing the proposed curbs with not only the drop curb but a proposed full height curb in lieu of where the old driveway was; moving three of the seepage pits to the south corner of the building and having the other two seepage pits remain where they were; and revising the plan submitted to the Board. A motion was made to include all of Mr. DeNicola's stipulations by Dr. Friedman and seconded by Dr. Maddaloni. All members present voted in favor.

13.	Block 2010, Lot 10 11 North Star Road Case No. P-2008-09	Applicant: M & R Development Attorney: Jeffrey Kantowitz, Esq.
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Jeffrey Kantowitz, Esq., of Goldberg, Mufson & Spar, 200 Executive Drive, West Orange, NJ, appeared on behalf of the applicant. Matthew Fox, President of Canger Engineering Associates, Fairlawn, NJ was sworn. Mr. Fox discussed Mr. DeNicola's June 4, 2008 letter and stated they have filed a soil moving application, a soil erosion sediment control plan soil moving sheet. Mr. Fox put an additional note to the drawing to emphasize a minimum of 50' for the construction of _____ and have complied with additional cross sloping. They have complied with clean outs; and revised the plans to eliminate the drop of .5' to the adjacent property. A motion was made with stipulations by Dr. Friedman and seconded by Mr. Pinczewski. All members present voted in favor.

14.	Block 2407, Lot 10 9 Pine Hill Road Case No. P-2008-10	Applicant: MDH Builders Attorney: David Watkins, Esq.
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David Watkins, Esq., appeared on behalf of the applicant. June 12, 2008 letter from Mr. DeNicola and have complied with the requests. There was an issue of a tree being removed, and have obtained a permit for the tree. A motion was made with stipulations by Mr. Pinczewski and seconded by Dr. Friedman. All members present voted in favor.

15. Block 510, Lot 16
29 Hawthorne Terrace
Case No. P-2008-11

Applicant: Dae Ung Kim
Attorney: James Caporrino, Esq.

This major soil movement application was submitted on May 22, 2008. Application was perfected at June 4, 2008 Work Session Meeting and was scheduled for hearing June 26, 2008, at which time applicant postponed to July 31, 2008 Regular Monthly Meeting.

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. Application was submitted on June 2, 2008, and is scheduled for the July 2, 2008 Work Session Meeting.

22. ADJOURNMENT OF MEETING

At 10:59 PM, a motion to adjourn was made by Dr. Friedman and seconded by Mr. DiDio.
