

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
MINUTES OF WORK SESSION & SPECIAL MEETING**

Wednesday,
May 7, 2008
8:00 P.M.

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

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY

MINUTES OF THE WORK SESSION

Wednesday,

May 7, 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, May 7, 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
Honorable Sophie Heymann, Mayor
Mr. Antranig Ouzoonian
Adrienne Isacoff, Esq.
Mr. Robert DiDio
Dr. Robert Friedman
Nick DeNicola, P.E., Boswell Engineering

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

Members received copies of correspondence for their review and comment at the night of meeting because of the absence of a Secretary in the office. A letter from Fran Pappas, 3 Venus Drive, was read by Mr. Lignos regarding the excessive water flow due to renovation of homes "up the hill" that affect her and her neighbors "down the hill."

5. 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. Revised to May 7, 2008. Mr. Man Kim nor a representative was present to continue with perfection of the application. Case was then moved to the May 29, 2008 Regular Monthly Meeting.

6. Block 2302, Lot 44
16 Laurence Court
Case No. P-2008-05

Applicant: Changiz Asfarjani
Attorney: Representing himself

This major soil movement application was filed on March 19, 2008. Review is scheduled for the April 2, 2008 Work Session Meeting. Revised to May 7, 2008. There were two specific things that Planning Board Engineer Mr. DeNicola suggested, including the confirmation that the actual line is tributary to the drainage system; Mr. DeNicola offered that this would be confirmed by Billy Dahl. Also, the existing inlet in the rear yard was suggested to be switched to a seepage pit to allow percolation in the ground, in accordance with NJDUP Guidelines. Under these revisions, Dr. Friedman moved to approve this soil movement application. Ms. Isacoff seconded this approval.

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 and review of required documents. Tutoring will be permitted, yet there was no quantifiable number. The easement issue needed to be configured, and a resolution was going to be prepared. Considering Mr. Lignos and Mayor Heymann were the only ones present to hear the entire testimony, it was agreed between both that this case would be approved.

8. Block 1601, Lots 1 and 2
189 Homans Avenue
Case No. P-2008-06

Applicant: K & H Group
Attorney: David Watkins

This site plan was rejected by the Zoning officer according to the terms of Chapter 173-27C, as per notice of Leonard Sinowitz. The case had just been added to the agenda today. It was not possible to review the case and simultaneously perfect it, so the case was moved to June 4, 2008 Work Session Meeting.

9. OPRA REQUEST by Frank Rivellini – Request for Engineering studies reports of planning studies open space reports reconsideration of passage resolutions of planning board of the borough of Closter recommending the adoption of the environmentally sensitive overlay ordinance amending and supplementing Chapter 2 of the Code of the Borough of Closter. Mr. Lignos was not sure if there was physical documents that would satisfy this request. Mayor Heymann offered that these studies were available, and that she would draft a letter explaining that they would give this information at our next available meeting, due to the absence of a Planning Board Secretary.

10. OPEN MEETING TO THE PUBLIC

Jesse Rosenblum, 65 Knickerbocker Road, Closter, NJ, asked if the Planning Board was familiar with the wording in the ordinance that was in front of the Mayor and Council regarding driveways, which was recommended by the Planning Board. Mr. Chagaris recollected that he did review it, discussed the changes, brought it before the Board for approval, and sent it out to the Mayor and Council. Mayor Heymann

mentioned that there would be adjustments made to the recommendation before the ordinance would be passed.

11. LIAISON'S REPORT:

12. ORDINANCE DRAFT REVIEW SUBCOMMITTEE:

13. MASTER PLAN SUBCOMMITTEE: Review of summation of the public meeting by Richard Preiss. Good news is that on the basis of the budget for that contract, initially Mr. Preiss was not able to assist with the ordinance, only with doing the draft of the Master Plan component. Now, however, things are being worked out officially in that he has agreed to assist us with the ordinances as well.

14. JOINT MEETING: To be rescheduled in the early fall 2008.

15. ADJOURNMENT OF MEETING A motion for Close session on two issues, litigation involving the Planning Board and a public employee, was made by Councilwoman Amitai and seconded by Mr. DiDio at 9:07PM.

At 9:34PM, a motion to adjourn was made by Dr. Maddaloni and seconded by Mr. Ouzoonian.
