

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

MINUTES OF WORK SESSION

Wednesday,
November 5, 2008
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Acting Planning Board Clerk

PLANNING BOARD
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Wednesday,
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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, November 5, 2008 in the Closter Public Library's Community room. to order at 802 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. He 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
Councilwoman Victoria Amitai
Honorable Sophie Heymann, Mayor
Adrienne Isacoff
Mr. Robert DiDio
Dr. Robert Friedman
Antranig Ouzoonian
Arthur Chagaris, Esq., Planning Board Attorney
Nick DeNicola, P.E., Boswell Engineering
Rose Mitchell, Acting Planning Board Clerk

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

Dr. Mark Maddaloni
Mr. Benjamin Pinczewski, Alternate 1
Mr. Bing Fabricante, Alternate 2

There were no correspondence at this time.

Meeting dates for the 2009 calendar year were discussed. Mr. Lignos states that Municipal Court ends early enough to keep November's Work Session on . Everyone agrees that November 4th's meeting will be added back on the 2009 calendar.

ITEM # 6

Block 1607, Lot 3
570 Piermont Road
Case No. P-2008-16

Applicant: American SignCrafters
Attorney: Representing Self

Mr. Lignos states the Zoning issues (Sign built is 16.5 ft. in excess of maximum allowed). Mr. DeNicola comments on his letter dated October 20, 2008. In addition to items in said letter; original plans were submitted without being signed and sealed by an engineer or architect. A motion is made by Dr. Friedman that this application is not considered complete on the basis of plans not being signed or sealed. Councilwoman Amitai seconds the motion. Everyone present is in agreement. New drawings need to be submitted by next deadline so applicant can be heard at December 3rd meeting.

ITEM # 7

Block 2302, Lot 32
92 MacArthur Avenue

Applicant: Diamond Engineering
Attorney: David Watkins, Esq.

Mr. Watkins comments on the minor issues stated in Mr. Denicola's letter dated October 17, 2008. He states there will be no problem complying. A motion is made by Mr. DiDio to perfect this application (with stipulations of Nick's letter being met). Dr. Friedman seconds the motion. Everyone present is in agreement.

ITEM# 8

Block2004 Lot 12
39 Yale Place

Applicant Kikun Development Group
Attorney Donna Vellekamp

Mr. DeNicola goes over comments of his October 29, 2008 letter. In addition to other items listed, the applicant must submit new plans regarding retaining wall calculations along with an additional \$300.00 engineering escrow. Mr. Chagaris asks Mr. DeNicola how many of these items are requirements as opposed to suggestions. Mr. DeNicola states that Item # 4 regarding retaining walls is required. Ms. Isacoff comments on how the plans submitted are different than usually received. Mr. DeNicola states that said plans were approved by the Zoning Officer prior to coming to our Board. Dr. Friedman motions to perfect application. Mr. DiDio seconds the motion. Everyone present is in agreement.

9- OPEN MEETING TO THE PUBLIC

Mr. Richard Schmidt (contract purchaser of 563 Closter Dock Road) asks if the Master Plan will be discussed this evening. Mr. Lignos states that this will be discussed later in the meeting. (Item # 12).

Mr. Bianco of 7 Mac Arthur Avenue suggests that soil movement and tree removal procedure should be combined. (Due to the amount of soil that is shifted when certain trees are removed.).
At this time Mr. Lignos closes this portion of the meeting to the public.

10- LIASON'S REPORT

Councilwoman Amitai defers this portion to Mr. Chagaris. Mr. Chagaris discusses two proposals regarding Zoning Ordinance modifications.

- 1- Floor Area Ratio (basement/cellar calculations)
- 2 -modification of mansard roof definition

The use permit will be discussed at next meeting. Mr. Lignos states that the mansard height definition has been tightened a bit. The floor area definition regarding cellar/basement usable space was also tightened.

11-MEMORIALIZING OF THE REVISED THIRD ROUND GROWTH SHARE PLAN

Mr. Chagaris discusses the housing element and fair share plan adoption and hands out resolution at this time. He states that this gets sent to the Mayor and Council for their approval or suggested changes. Mayor Heymann comments on the mechanics of the open space and said mechanics have been put into place.

Mr. Bianco asks if Zoning district corrections have been changed on the document. Mr. Chagaris states that said changes were not done at this time. Mr. Lignos clarifies changes that need to be made on the Fair Share Plan prepared by Hakim Assoc. are as follows: Page 2, Paragraph 1

DISTRICT 4- "COMMERCIAL"
DISTRICT 5-"INDUSTRIAL"

Another section that needs to be changed is found on Page 3 Paragraph 4

DISTRICT 3 "BUSINESS"

Mr. Didio motions said corrections to be made. Mayor Heymann seconds the motion. Everyone present is in agreement.

Mr. Chagaris discusses resolution regarding "The Green Element" Mr. Lignos states that the resolution is one page and straight forward. Motion is made by Mr. DiDio and seconded by Dr. Friedman. Everyone present is in agreement.

12-MASTER PLAN REEXAMINATION DISCUSSION

Mr. Richard Preiss, of Phillips, Preiss, Shapiro & Associates, gives an overview of his submitted report (objectives, goals, achievements recommendations, etc.). Mr. Preiss states that the green element is incorporated into the document. Mr. Preiss states that the goal for this meeting is to discuss the goals and objections for this plan. Mr. Preiss states that he compared the recent goals and objectives to the past Re-Examination Reports for the Borough. A large portion of these goals and objections have stayed the same. Mr. Preiss speaks of past meetings that He has had with the Borough and how he has taken all these meetings into consideration for the Report. Mr. Preiss speaks of major issues that were examined within Closter. He discusses his recommendations listed regarding issues brought up at some point during these past meetings. Mr. Lignos comments on specific items on report such as :

- A. Zoning set backs (driveway property lines)
- B. Change of Tenancy requirements

Mr. Lignos does not see **item A.** as being valid. Mr. Preiss says that it was suggested by the Mayor that Item A. be removed.

Mr. Lignos does not believe **item B** is an issue of the Master Plan. He believes it's an issue of administrative decisions by the Mayor and Council. Mr. Preiss speaks of this being a Zoning issue. We need to keep tabs on who is moving in and that they do what they say they will do (Ex: Parking Spaces, permitted use, garbage pick up, amount of employees, and so forth).

Mr. Lignos opens comments/questions to members of the Board. Mayor Heymann states that she has spoken to Mr. Preiss in the past and is passing to the next person on Board. No other comments were made from the Board at this time. Mr. Lignos opens the meeting to the public regarding this matter. Mr. Bianco of 7 MacArthur comments that the report is very well done. He also states that the word **redevelopment** should not be used anywhere in the report. The Board discusses how this matter should be handled. Mr. Preiss does state (for the record) that this community does not support redevelopment. Mr. Bianco comments on the phrase "Eminent Domain" and He does not believe it has to be used. Mr. Bianco suggests some words to replace **Redevelopment** such as "**Reconstruction, Revitalization, Redoing,**"

Mayor Heymann speaks of the "break-down" of the specific sections of the said Report. She believes that the central section of the report is out of proportion with the rest of the plan. (pertaining to the central section of Closter). She feels that middle section should be in the same format as the other sections. Beth Ravit of 460 Piermont Road comments on the conservation zone/open space inventory. She says the Block and Lot numbers and Maps can be e-mailed to Mr. Preiss in order for him to update his report. Irene Stella of The Historic Preservation Commission comments on a small correction that should be made (**page 8, Historic Preservation section**). regarding the word "**designated**" as opposed to the word "**added.**" Ms. Stella does want to make sure this is accurate. Ms. Stella will be getting back to Mr. Preiss with more information regarding this.

Mr. Lignos states that Mr. Preiss will be presenting his final report prior to the December 3rd, 2008 meeting. Mr. Lignos states that the third phase of COAH will be part of this. The "bottom line number has not been confirmed at this time.

Mr. Bianco comments on Zoning for the Closter Nature Center in regards to the Master Plan Report. Mr. Preiss comments on the intention of Whole Foods coming into the Plaza and how that will affect our Borough's numbers. He uses examples of other municipalities and their shopping centers. These are the reasons He mentions Square Footage regarding this matter. Mr. Bianco states that a limit of square footage needs to be given for these areas. Mr. Lignos states that it wasn't Mr. Preiss' intention to indicate "no limits". He is only giving recommendations. Mayor Heymann again speaks her concerns for the central section of the report. She feels that a central goal is not mentioned. She would like to see a "real plan" rather than "advice". Mr. Lignos suggests for each Sub-Chapter to have a paragraph underneath each section with a brief description. Mr. Preiss speaks of the ten items he included that would be considered priorities.

Mr. Lignos asked if there are any other comments from the Public. At this time He closes this portion of the meeting to the public.

13. ADJOURNMENT OF MEETING

There being no further business to come before this Board, a motion to adjourn was made by Mayor Heymann and seconded by Mr. DiDio and the meeting adjourned at 10:04PM.