

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

**MINUTES OF SPECIAL
& WORK SESSION MEETING**

Wednesday,
March 4, 2009
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Clerk

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY

MINUTES OF THE REGULAR MONTHLY MEETING

Wednesday
March 4, 2009
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, January 29, 2009 in the Council Chambers of the Borough Hall to order at 8:10 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
Dr. Maddaloni Vice Chairman
Honorable Sophie Heymann, Mayor
Councilwoman Amitai
Adrienne Isacoff
Mr. Robert DiDio
Dr. Robert Friedman
Mr. David Baboo
Mr. Andy Ouzoonian
Mr. D. Steinhagen, Filling In For Arthur Chagaris, Esq., Planning Board Attorney
Nick DeNicola, P.E., Boswell Engineering
Rose Mitchell, Planning Board Clerk

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

Mr. A. Chagaris, Board Attorney
Christine Procida, Alt # 1
Bing Fabricante, Alt # 2

Mr. Lignos reads list of correspondence. Dr Maddaloni comments on the letter regarding Miele Sanitation dated February 20, 2009. Dr. Maddaloni questions why the state DEP is still awaiting final decision from the Borough regarding the use of Wellington Street. Mayor Heymann believes the use of Wellington Street by Miele Sanitation should be brought up at the Joint Board Meeting. Mr. DeNicola states that he believes that this is not a board issue but a Mayor and Council issue. Mr. Lignos states that this should be put on the agenda for the next joint Board meeting.

SPECIAL MEETING PORTION

1

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

Applicant: American Signcrafters
Attorney: Porzio, Bromberg & Newman

Mr. Lawrence Calli of Porzio, Broomberg & Newman located at 100 Southgate Parkway, Morristown, NJ confirms that this application was approved at the January 29, 2009 Regular Monthly Meeting with mentioned stipulations. He mentions that additional drawings were submitted in regards to changes that will be made. Mr. Lignos comments on said changes. Mr. Lignos asks if there will be a need for a bollard. Mr. Calli defers to Mr. DeNicola on this. Mr. DeNicola states that this depends on the calculations of the sign and it would be up to the applicant. Mr. Calli states that a bollard is not proposed. Councilwoman Amitai comments on the sign illumination. Dr. Maddaloni motions to approve revisions with mentioned stipulations regarding evergreens, bollard and lighting. Dr. Friedman seconds the motion. Mr. Steinhagen states that the only members who should vote on this are the same members who voted in favor of this application at the January. Said members include **Mayor Heymann, Dr. Maddaloni, Mr. Baboo, Mr. Lignos, and Dr. Friedman.** Mentioned members are all in favor.

2

Block 2206, Lot 2
45 Walker Avenue
Case # P-2008-20

Applicant Weissman (Burlyuk)
Attorney: Representing Self

Mr. Mc Clellan of 686 Godwin Avenue, Midland Park, N.J. (Licensed Engineer for Weissman Engineering) represents Mr. Weissman.. Mr. DeNicola comments on his letter dated January 5, 2009. Mr. DeNicola's biggest concern is **Item # 5 on said letter with regards to a 21" tree.** Mr. DeNicola comments on accepting a bond for mentioned tree. Mayor Heymann motions to approve application with **a stipulation of a \$2,000, two year bond for replacement of said tree.** Motion is seconded by Mr. DiDio. Everyone present is in agreement. Mr. DeNicola states the Building Department will not issue a final C/O until the bond is received by the applicant.

3- Master Plan Reexamination Approval

Mr. Lignos asked Ms. Mitchell to confirm that proper noticing was done concerning the Masterplan revisions. Ms. Mitchell confirms that this was done. Mr. Lignos opens up this portion to the public in regards to the Master Plan. No comments are made at this time. He asks for any comments from the Board. Councilwoman Amitai comments on the Piermont Rd/ Homans Ave. section. She speaks of her concerns with regards to said area. Mayor Heymann makes some suggestions on attempting to avoid overdeveloping in said area. She believes the wording of the Master Plan helps the Borough to be conservative in these mentioned areas. Mr. Lignos agrees that the wording is essential. Mr. Ouzoonian comments on his concerns on how the commercial areas affect the residents. Mr. Baboo comments on the

residential/business use ordinance. Mr. Steinhagen speaks of the different uses in regards to the ordinances. Mr. Lignos reminds the Board that a motion was made at the January 7th meeting to accept the revised Master Plan with minor corrections regarding Homans/Piermont Area and to clarify Historic sites and districts. He states that tonight's portion of the Master Plan should just be on a technicality and should not need to be discussed this much in depth. Mr. Ouzoonian asks the acting Board attorney for clarification of the Planner's recommendations (**in regards to mix-use**). Mr. Steinhagen refers to the Zoning Ordinance # **200-64.1** in regards to said question. The Board discusses how best to change the wording of "**mix use**" mentioned on **page 25** of the revised Master Plan. The Board decides to strike the word "**redevelopment**" mentioned on page 13 and strike the comma and add the word "**exclusively**" located on page 25 under **Recommendations, #1**. Mr. Lignos opens this section of the meeting to the public in regards to the Master Plan. There are no comments at this time. Mr. Ouzoonian makes motion to accept the Master Plan with mentioned changes. Ms. Isacoff seconds the motion. Everyone present is in favor.

The Special public hearing portion of the meeting is adjourned at 9:15 PM with a motion made by Councilwoman Amitai and seconded by Mr. DiDio. The Work Session portion of the meeting begins at 9:15 PM.

WORK SESSION PORTION

Motion is made by Mr. DiDio and seconded by Dr. Friedman to approve the minutes of the January 7, 2009 Reorganization, Special & Work Session Meeting. Everyone present is in favor with the exception of Councilwoman Amitai who abstained. Motion is made by Mr. DiDio and seconded by Dr. Friedman to approve the minutes of the January 29th, 2009 Regular Monthly Meeting. Everyone present is in favor.

Item # 1

Block 1008, Lot 2
434 Demarest Avenue
P-2009-01

Applicant: Gerber Auto Center, Inc.
Attorney: David Watkins, Esq.

Mr. Lignos asks Mr. DeNicola to share his comments regarding this application. Mr. DeNicola speaks of his concerns (spoken of in his February 10, 2009 letter). Mr. Lignos asks Mr. DeNicola if he believes that this application is prepared for perfection. Mr. DeNicola feels it is not ready at this time. A request is made to look for prior resolutions regarding said property. Mr. Ouzoonian asks if it is within our realm to ask the Zoning Officer to review this application in light of zoning of trucks. A request is made for Mr. Sinowitz (Zoning Officer) to review this application in light of the zoning ordinance. (Specifically dealing with the trucks on the property) A request is made for Mr. Sinowitz to attend the public hearing once this application is deemed complete. At this time this application was deemed incomplete.

2- Liaison's Report

There isn't anything spoken of at this time.

Mr. Lignos tells the Board that an error was made at the Reorganization meeting in nominating Councilwoman Amitai as the Board secretary. He states that this should be changed to the Administrative Clerk. Motion is made by Mr. DiDio and seconded by Mayor Heymann to nominate Ms. Mitchell as Board secretary in lieu of councilwoman Amitai. Everyone present is in favor. Mr. Lignos states that a historic commission liaison must be nominated at this time. Motion is made to nominate Mr. Ouzoonian by Mayor Heymann and seconded by Councilwoman Amitai. Everyone present is in favor.

Mr. Ouzoonian announces that the Historic Commission's meeting which was scheduled to be heard on March 23rd, 2009 has been postponed. (regarding West Street/ Harrington Ave. District)

Mr. Steinhagen hands out the written resolution regarding the Galcik application (375-395 Blanch Avenue). The Board chooses not to vote on accepting said resolution at this time. (on the basis of needing the time to read it). It will be voted on at next meeting. Mr. Steinhagen states that he will remind Mr. Chagaris that the Board is awaiting the Radio Masters Resolution.

Mayor Heymann comments on purchase order procedures. Mayor Heymann also speaks of the COAH Ordinance. (Hakim Associates Report handed out). Mr. Lignos states that comments regarding said hand out can be discussed at the next Work Session Meeting.

Mr. Lignos states that there isn't any need for a March 26th, 2009 Regular Monthly Meeting. Said meeting will be cancelled.

Motion is made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn the meeting. Everyone present is in favor. The meeting is adjourned at 9:47PM.
