

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

**MINUTES OF
Work Session Meeting**

Wednesday,
October 7th, 2009
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY

MINUTES OF THE WORK SESSION MEETING

Wednesday
October 7th, 2009
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, October 7th, 2009 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. 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:

Mayor Heymann
Councilwoman Amitai
Dr. Maddaloni, Vice Chair
Ms. Isacoff
Mr. Lignos, Chairman
Mr. Sinowitz
Dr. Friedman
Mr. Barretta
Mr. Ouzoonian
Mr. DeNicola, P.E., Boswell Engineering
Mr. Chagaris, Board Attorney
Rose Mitchell, Planning Board Coordinator

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

Mr. Baboo
Mr. DiDio

Mr. Lignos read list of correspondence. He asked if any board member wanted to discuss mentioned correspondence. Mr. Chagaris discussed the Miele sanitation matter and stated that he would request an additional extension from the DEP regarding said.

Motion was made by Dr. Friedman and seconded by Mr. Barretta to approve minutes of August 27, 2009. Everyone present agreed with the exception of Councilwoman Amitai and Mr. Sinowitz who abstained. Motion was made by Dr Friedman and seconded by Mr. Barretta to approve minutes of September 24th (with two corrections mentioned). Everyone present agreed with the exception of Councilwoman Amitai Mr. Sinowitz, and Ms. Isacoff who abstained

Item # 1

Block 1718, Lot 6
28 Fourth Street
Case # P-2008-19

Applicant: Chu
Attorney: David Watkins Esq.

Mr. Chagaris spoke of prepared resolution which was e-mailed to members on October 6th, 2009. Motion was made by Mayor Heymann and seconded by Dr. Maddaloni to accept prepared resolution. Councilwoman Amitai asked for clarification of vote. Mr. Chagaris responded. Everyone who originally voted on application in January 2009 was in agreement. (This included Mayor Heymann, Councilwoman Amitai, Dr. Maddaloni, Ms. Isacoff, Mr. Lignos, Dr. Friedman, and Mr. Ouzoonian.) Mr. DeNicola spoke of the revised plans received. Mr. Watkins also spoke of the proposed revisions. Mayor Heymann stated that the property needed to be bid out prior to the subdivision. Mr. Chagaris stated that perfection would be conditional. Dr. Maddaloni asked for additional clarification. Mr. Chagaris responded. Ms. Isacoff asked for basis of perfection due to many conditions. Mr. Chagaris stated that the Mayor and council would be unable to take the next step without prior perfection approval from the planning board. Motion was made by Dr. Friedman and seconded by Dr. Maddaloni to perfect application (with mentioned stipulations). Everyone present (with the exception of Mr. Sinowitz and Mr. Barretta who abstained) agreed.

Item # 2

Block 1718, Lot 1
484 Closter Dock Road
Case# 2009-06

Applicant: Gezdir
Attorney: David Watkins, Esq.

Mr. Watkins spoke of the background of this site regarding signage. He stated that he would not be looking for perfection at this time. He also stated that the signs were conforming. Mr. Lignos asked Ms. Mitchell to include this item on the agenda for the next work session to be reviewed for perfection.

3- Open portion to the public

No comments were made at this time.

4- Liaison's Report (Councilwoman Amitai & Mr. Ouzoonian)

Councilwoman Amitai stated that the joint board meeting would be postponed until January. Mayor Heymann commented on issues to discuss at the next joint board meeting. Councilwoman Amitai commented on zone B in regards to 2-family houses. She also spoke of the soil movement issues regarding retaining walls. Mr. Lignos suggested that the Construction Official should be present at the next subcommittee meeting. Mr. Ouzoonian commented on same. Council-

woman Amitai spoke of green element discussion for the next subcommittee meeting. She also spoke of the Borough's right of way regarding tree removal. Mayor Heymann commented on same speaking specifically of the Borough's tree ordinance. Dr. Maddaloni spoke of said speaking of the damage to the sidewalks due to root of trees. Mayor Heymann spoke of the shade tree's involvement. Councilwoman Amitai spoke of the 300 year anniversary of Closter which will take place in 2010. Mayor Heymann spoke on same. Mr. Ouzoonian spoke on behalf of the historic commission. He spoke specifically of the recent nominated areas. Mr. Lignos stated item should be put on next Work Session Meeting.

Mr. Lignos closed the Work Session Meeting at 9:12 pm and also announced that an executive session would begin which he would be recusing himself. Meeting was adjourned at 9:12 PM.