

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

**MINUTES OF  
REGULAR MONTHLY MEETING**

Thursday,  
August 26<sup>th</sup>, 2010  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY  
REGULAR MONTHLY MEETING

Thursday,  
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Mr. Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, August 26<sup>th</sup>, 2010 in the Council Chambers of the Borough Hall to order at 8:00PM .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  
Mr. Lignos, Chair  
Dr. Maddaloni, Vice-Chair  
Ms. Isacoff  
Mr. Sinowitz  
Dr. Friedman  
Mr. Ouzoonian  
Mr. Weiner, Acting Board Attorney  
Mr. DeNicola, P.E., Boswell Engineering  
Rose Mitchell, Planning Board Coordinator

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

Mr. Baboo  
Mr. DiDio  
Mr. Chagaris, Board Attorney

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Mr. Lignos read the correspondence list. There were no comments regarding mentioned.

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**Item # 1**

Block 1604, Lot 4  
530 Piermont Road  
P2010-02

Applicant: Northern State Bank  
Attorney: David Watkins

Mr. Watkins discussed application regarding signage. Mr. Weiner swore in Mr. Hubschman of Hubschman Engineering, 263A South Washington Ave, Bergenfield, NJ. Mr. Hubschman

spoke of most recent drawings submitted and labeled accordingly. Councilwoman Amitai asked about the lighting. Mr. Watkins responded stating that lighting would be on a timer and all bulbs would be same color. Mr. Ouzoonian asked about the triangular sign on south side of building. Mr. Hubschman stated that sign would remain the same. Dr. Maddaloni asked when lights would be turned off. Mr. Watkins stated he believed it was 10:00PM. Motion was made by Dr. Friedman and seconded by Mayor Heymann to approve application (with mentioned lighting amendment). All present were in agreement for approval with the exception of Mr. Sinowitz who abstained.

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**Item # 2**

Block 2305 Lot 16  
519 Homans Avenue  
P-2010-11

Applicant: Hoffman/Freadman  
Attorney: David Watkins

Mr. Watkins discussed Sub-division application and read a section from Cox Land Use Law specifically dealing with Sub-Divisions. Mr. Weiner swore in Mr. Hubschman of 263 South Washington Avenue, Bergenfield, NJ. Mr. Hubschman spoke of existing conditions on property and labeled exhibits accordingly. Mr. Hubschman spoke of a letter sent to the property owner to the east of subject property in which a request was made to purchase additional property. Mr. Hubschman confirmed that there was no response from property owner. Mr. Hubschman spoke of variances needed for subdivision mentioned. Mr. Hubschman spoke of square footage calculations of neighboring lots. Mr. Watkins confirmed that the applicant would have to come before the board in the future for soil movement approval following subdivision approval. Mr. Hubschman continued to discuss application. Mr. Hubschman confirmed that there is no negative impact to the Borough regarding approval of Subdivision. Councilwoman Amitai asked for clarification of side yard set backs. Mr. Watkins stated that the side yard set backs will comply with the Borough ordinance. Dr. Maddaloni asked about the increased impervious coverage. Mr. Hubschman stated that coverage would be increased. Mayor Heymann asked about the slope at the rear section of property and expressed her concerns regarding flooding issues. Mr. Hubschman spoke of the runoff calculation requirements and also spoke of the existing curb cut. Ms. Isacoff asked about a proposed rain garden. Mr. Watkins and Mr. Hubschman stated that mentioned can be dealt with when applying for soil movement. Mr. Ouzoonian asked about the property sizes to the east and west of subject property. Mr. Hubschman commented on sizes. (east side-25,450 and west side-19,140). Mr. Sinowitz asked for clarification of the delineation of the lot. Mr. Watkins stated that the owner wanted additional property. Mr. Sinowitz spoke of sidewalk waiver needed. Mr. DeNicola stated that same was addressed in his letter. Mr. Lignos spoke of proposed Sub-division regarding two frontages. Mr. Rosenblum of 65 Knickerbocker Road asked about existing flooding issues. Mr. Lignos stated that Property owner may be able to supply that information. Mr. Rosenblum asked about intentions to max out property. Mr. Hubschman commented on the coverage and stated that applicant will come to Board again for soil movement purposes. Mr. Watkins stated that as per the property owner, there are no flooding issues. Mr. Watkins stated that the front lot set back calculation can be changed to 16,500. Mr. Watkins confirmed that additional variance relief would not be needed. The additional lot's calculation would be 19,660. The board discussed the benefits of approving Subdivision which consists of two front-

ages. Mayor Heymann spoke of approving Subdivision consisting of less than one acre and expressed her concern about breaking precedent. Mr. Lignos stated that this specific application stands on its own merits and had specific benefits for approval. Mayor Heymann expressed her concerns about homes coming too close to maxing impervious coverage. Mr. Lignos stated that same would have to be dealt with before the Zoning Board. Councilwoman Amitai asked Mr. Weiner for clarification regarding future issues regarding Subdivision approvals if this specific application is approved. Mr. Weiner stated that mentioned should not be an issue since this application does stand on its specific unique merits. Motion was made by Mr. Sinowitz with mentioned amendments (specifically lot size change and rain gardens for purpose of water run-off issues) Motion was seconded by Dr. Maddaloni. All present were in agreement for approval.

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**Item # 3**

Block 2105 Lot 3  
174 Hickory Lane  
P-2010-15

Applicant: Kim  
Attorney: N/A

Mr. DeNicola stated that submitted revisions complied with original issues. Mr. Lignos read comments submitted by the Shade Tree Commission. Mr. Weiner swore in Mr. Martins of 657 Greenway Place, Rivervale, NJ. Mr. Martins spoke of the one tree (which was mentioned by the Shade Tree Commission). He also spoke of the retaining wall added on the revisions which alters the soil movement quantity. Mr. DeNicola commented on the catch basin and stated it should not be buried but graded. Councilwoman Amitai asked about the front yard setbacks. Mr. DeNicola stated that same would have been previously submitted to retrieve a Zoning permit. Mr. Ouzoonian stated that a new curb should be installed. Mr. Martins concurred. Mayor Heymann asked about the proposed retaining wall and how same would affect slope of property. Mr. Martins responded. Mr. Ouzoonian asked about roof drains. Mr. Martins stated roof drains would be connected with seepage pits. Motion was made by Mayor Heymann and seconded by Mr. Paltos with mentioned amendments (regarding trees, inlet grading, curbing). All present were in agreement for approval.

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Mr. Lignos announced the existing pending applications (10 Railroad Avenue, 5 Pearle Road, & 121 Schraalenburgh Road).

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Mr. Lignos stated that there would not be an executive session this evening.

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Mr. Ouzoonian asked if delays regarding 10 Railroad Avenue would be discussed at next Work Session meeting. Mr. Lignos asked for Mr. Weiner's input on same. Mr. Weiner stated that it depends on the conditions of the request for carry. Mr. Lignos stated he would like Mr. Chagaris to discuss same at next Work Session meeting.

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Motion was made by Dr. Maddaloni and seconded by Dr. Friedman to adjourn Regular Monthly meeting. Meeting was adjourned at 9:21 PM.

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