

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

**MINUTES OF
Work Session Meeting**
Wednesday,
August 4th, 2010
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY

WORK SESSION MEETING

Wednesday,
August 4th, 2010

Dr. Maddaloni, Vice chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, August 4th, 2010 in the Council Chambers of the Borough Hall to order at 8:02PM .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.

Dr. Maddaloni 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 (8:39PM)
Councilwoman Amitai
Dr. Maddaloni, Vice-Chair
Ms. Isacoff, (alt #1)
Mr. Sinowitz
Mr. DiDio
Dr. Friedman
Mr. Paltos, (alt # 2)
Mr. Ouzoonian
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. Lignos, Chair
Mr. DeNicola, P.E., Boswell Engineering

Dr. Maddaloni read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. There were no comments made at this time.

Motion was made by Mr. DiDio and seconded by Dr. Friedman for approval of minutes of 06-24-10. All present were in favor for approval with the exception of Dr. Maddaloni, Ms. Isacoff and Mr. Paltos who abstained due to being absent on the day of the meeting. Motion was made by Mr. DiDio and seconded by Dr. Friedman to approve minutes of 07-07-10. All present were in agreement for approval. Mr. Ouzoonian requested more detailed information in the minutes. Councilwoman Amitai agreed. Ms. Mitchell spoke of same.

Dr. Maddaloni stated that the Temple Emanu-el resolution approval would be discussed prior to the other items on agenda. Mr. Chagaris commented on resolution speaking specifically of page 5, 2-D regarding multi-purpose room usage. Mr. Chagaris stated that same was not on the original application but was amended during the course of application. Mr. Paltos asked about the insurance writer requirement between the Hillside School and the Temple for parking purposes. Mr. Chagaris stated that mentioned would be between the applicant and the School and not part of the memorialized resolution. Motion was made by Mr. Sinowitz and seconded by Mr. DiDio to approve resolution as is. All present were in agreement for approval of resolution with the exception of Councilwoman Amitai who was not qualified to vote.

Item # 1

Block 602, Lot 12
5 Pearle Road
Application # P-2010-13

Applicant: Ross Group Holdings, LLC
Attorney: Mr. Turnamian

Mr. Shahani of Ross Group Holdings spoke of application. Mr. Chagaris reminded Mr. Shahani that applicant was told at prior Work Session Meeting that an attorney or owner of Corporation needed to be present to represent application. Dr. Maddaloni read Mr. DeNicola's letter regarding revision plans submitted. (This stated that revision plans were in accordance with Mr. DeNicola's original correspondence.). Mr. Chagaris stated that an attorney may not need to be present due to revision plans being in compliance. Mr. Ouzoonian disagreed with mentioned plans complying. Mr. Chagaris stated that Mr. DeNicola was not present to discuss same. Motion was made by Mr. Ouzoonian and seconded by Councilwoman Amitai to deem application incomplete and carry same to the September 1st, 2010 Work Session Meeting. All present were in agreement to deem application incomplete.

Item # 2

Block 2105, Lot 3
174 Hickory Lane
Application # P-2010-15

Applicant: Kim
Attorney: N/A

Mr. Kim introduced the project architect, Mr. Vassilios Cocoros of VCA Group. Mr. Cocoros responded to Mr. DeNicola's letter dated July 28th, 2010. Mr. DiDio and Mr. Ouzoonian asked about tree removal. Mr. Cocoros responded stating he would confirm with the engineer how many trees would be removed. Councilwoman Amitai asked about the set-back calculations. Mr. Cocoros responded commenting on the average of the two sides being 36.9 feet. Mr. DiDio asked if the overgrown area of the property would be cleaned up. Mr. Cocoros stated it would be. Motion was made by Dr. Friedman and seconded by Councilwoman Amitai to perfect application. All present were in agreement to perfect application.

3- Liaison's Reports

Councilwoman Amitai had nothing to report at this time.

Mr. Ouzoonian spoke of a proposed Historic nomination for a property located on Hickory Lane.

4- 119 Hickory Lane Historic Designation Discussion

Ms. Stella (Chair of the Historic Preservation Commission) spoke of the designation and stated there was a misunderstanding on mentioned coming before the Planning Board at this time. Ms. Stella stated that the recommendation should go to the Mayor and Council prior to requesting the Planning Board's recommendations and input. Ms. Stella also stated that the Commission has not forwarded same to the Mayor and Council at this point due to further research being conducted by the Commission in response to Mr. Spizziri's questions. Mr. Buckalew of Glen Rock, NJ attended in place of Mr. Spizziri who was unable to attend. Mr. Buckalew stated that he would relay to Mr. Spizziri that further research will be done and that mentioned designation would not be part of tonight's Planning Board hearing.

5-Open meeting to public

Ms. Stella of 11 Cedar Lane spoke of the proposed Historic element to the Master Plan. Mayor Heymann commented on state grant regarding same. Mayor Heymann congratulated Ms. Stella and the remainder of the HPC for their hard work. Mr. Ludwig of 73 West Street spoke of his concerns with 10 Railroad Avenue. Dr. Maddaloni reminded Mr. Ludwig that mentioned is still an existing application before the Board. Mr. Chagaris spoke of the Municipal Land Use law procedures in regards to application adjournments. Mr. Nucera of 163 West Street asked if application regarding 10 Railroad Avenue could be heard prior to the next scheduled hearing without notification. Mr. Chagaris responded stating it could not be. Mr. Isaacson of 97 Columbus Avenue asked for clarification regarding amount of adjournments permitted. Mr. Chagaris responded stating that each individual application is dealt with on its own merits. Mr. Isaacson asked about the Planning Board's role regarding remediation of a site. Mr. Chagaris stated that same is not in Planning Board's jurisdiction. Dr. Maddaloni suggested that Mr. Isaacson direct his concerns to the N.J. Dept of Environmental protection. Mr. Rosenblum of 65 Knickerbocker Road asked Ms. Mitchell if escrow fees were up to date regarding the 10 Railroad Avenue application. Mr. Chagaris stated that mentioned questioned was not permitted. (Application is presently before the board.)

6- Open Space & Recreation Plan Resolution Approval

Mr. Chagaris spoke of a prior Planning Board meeting which Mr. Hakim attended regarding the Open Space & Recreation Plan as an element of the Master Plan. Motion was made by Mayor Heymann and seconded by Mr. DiDio to approve prepared resolution. All present were in agreement for approval.

Mr. Chagaris spoke of a resolution regarding Application # P2010-07, 245 Closter Dock Road for minor site plan approval. Mr. Chagaris reminded the Board that any future tenants would need to come before the Board. Motion was made by Mr. Ouzoonian and seconded by Dr. Friedman. Dr. Friedman expressed his concerns with resolution regarding landscaping/pedestrian traffic. Mayor Heymann commented on same. Mr. Ouzoonian spoke of the pavers requested by the Board. Mr. Sinowitz spoke of the plans submitted by the applicant. Mr. Chagaris clarified what the resolution stated regarding same. All present were in agreement to approve resolution.

Mr. Ouzoonian expressed his concerns regarding permission of numerous adjournments on one application at last minute notice. Mr. Chagaris commented on same. Dr. Maddaloni and Councilwoman Amitai agreed that there should be limitations. Motion was made by Councilwoman Amitai and seconded by Mr. DiDio to permit Mr. Chagaris to draft a resolution regarding adjournment restrictions/limitations. All present were in agreement for resolution to be drafted by Mr. Chagaris.

Mr. Ouzoonian spoke of 1 Station Court which was an application before the Mini-Site Plan Subcommittee. Mr. Chagaris spoke of same commenting on purpose of application. Mr. Chagaris stated that same did not need to come before the full board due to Planning Board not having jurisdiction. Mayor Heymann commented on same. (Jurisdiction falls under the Department of Education.). Mr. Ouzoonian spoke of the temporary handicapped ramp to be installed on site.

Motion was made by Mr. DiDio and seconded by Mayor Heymann to adjourn meeting. Meeting was adjourned at 9:29 P.M. with an executive session following.
