

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

**MINUTES OF
Work Session/Special Meeting**

Wednesday,
December 1st, 2010
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
WORK SESSION-SPECIAL MEETING
Wednesday,
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Mr. Lignos, chairman called the Work Session-Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, December 1st, 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 (8:01PM)
Ms. Isacoff, (alt #1)
Mr. Sinowitz
Dr. Friedman (8:01)
Mr. Pialtos, (alt # 2)
Mr. Ouzoonian
Mr. Chagaris, 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. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Dr. Maddaloni inquired of the nature of the Miele correspondence. Mr. Chagaris spoke of the contents of mentioned correspondence. Mr. Oozoonian asked for clarification of Mr. Spizziri's letter of December 1st, 2010. Mayor Heymann responded stating that a Planning Board member did not attend the meeting spoken of in Mr. Spizziri's letter. Mr. Lignos commented on letter received from Mr. Watkins regarding request to carry application # P2010-17 to the next Work Session Meeting. Mr. Lignos confirmed that application will carry to the January 5th, 2011 Work Session Meeting.

Motion was made by Mayor Heymann and seconded by Dr. Friedman for approval of minutes of 08-26-10. All present were in favor for approval with the exception of Councilwoman Amitai who abstained. Motion was made by Mayor Heymann and seconded by Councilwoman Amitai for approval of minutes of 09-01-10. All present were in favor for approval with the exception of Councilwoman Amitai and Mr.

Pialtos who abstained. Motion was made by Mayor Heymann and seconded by Dr. Maddaloni for approval of minutes of 09-30-10. All present were in favor for approval with the exception of Councilwoman Amitai and Mr. Ouzoonian who abstained. Mr. Ouzoonian stated that he believed that all agendas needed to be adopted by the board (according to Roberts's rules). Mr. Lignos asked Mr. Chagaris to research this concern. Mr. Chagaris stated that he would work on this for the next Work Session Meeting.

Item # 1

Block 602, Lot 12
5 Pearle Road
Application # P2010-13

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

Neither the applicant nor attorney were present to represent this application. Mr. Lignos reminded the board that this item has been carried since the July work session. Mr. Chagaris suggested that he inform the applicant that application must be reviewed for perfection at the next work session or application will be removed. Motion was made by Councilwoman Amitai and seconded by Mr. Pialtos to permit Mr. Chagaris to prepare letter regarding mentioned. All present were in agreement for preparation of letter.

Item # 2

Block 2303, Lot 5
3 Laurence Court
Application # P2010-16

Applicant: Shemtov
Attorney: N/A

Mr. DeNicola spoke of his review of revision plans submitted. Mr. Lignos asked Mr. Shemtov the reason for the amount of trees being removed. Mr. Shemtov responded speaking of position of the house effecting sun needed and spoke of other trees which would be too close to new dwelling. Mr. Shemtov stated that he intended to replant some trees to replace trees taken down. Mr. Lignos commented on his concerns with water runoff regarding trees removed. Mr. Lignos stated that the board would want to receive a landscape plan prior to the hearing of this application. Mr. Ouzoonian stated he would like to see cross sections on plan. Mr. Lignos reminded Mr. Ouzoonian that this was a major soil application and that there have been no changes to ordinance at this time. Mr. Ouzoonian asked about curb cuts being included on plan. Mr. DeNicola responded stating that was an item mentioned in his letter. Mr. Pialtos asked how many trees would be planted. Mr. Shemtov responded stating that he intended to put ten trees back. Motion was made by Mayor Heymann and seconded by Dr. Maddaloni to perfect application with mentioned stipulations. (Board will require a landscape plan). All present were in agreement for perfection.

Mr. Lignos mentioned earlier in meeting that item # 3, 10 Railroad Avenue would carry until the next work session meeting.

Item 4-Liaison's Reports

Councilwoman Amitai spoke of an upcoming subcommittee meeting in which discussion will take place regarding hiring a planner. Mr. Ouzoonian stated that there were other HPC members present and they would speak of the nomination for 119 Hickory Lane.

Item 5- Open Meeting to Public

Mr. Ludwig of 73 West Street stated he was displeased that the new application regarding 10 Railroad Avenue would not be reviewed this evening. Mr. Ludwig spoke of a letter he received regarding 10 Railroad Avenue. (He gave the letter to Mr. Chagaris). Mr. Chagaris spoke of the contents of the letter. (correspondence dated November 23rd, 2010 regarding an ongoing environmental situation). Mr. Lignos stated letter should not be presented to the board by Mr. Ludwig at this time due to pertaining to current application. Mr. Chagaris suggested that Mr. Ludwig forward copy of same to applicant's attorney.

Item 6- Member feedback regarding Historic element to Master Plan

Ms. Rothschild stated that Mr. Banisch was unable to attend tonight's meeting and would attend at later dates. Mr. Chagaris asked for clarification regarding last draft received. Ms. Rothschild confirmed that draft sent was the latest revision. Mr. Lignos suggested that Mr. Banisch underline the revisions made. Mr. Lignos stated he wanted this item to be on the January 5th, 2011 with a hearing to follow on January 27th, 2010 meeting. Ms. Rothschild stated she would confirm Mr. Banisch's availability for mentioned date. Ms. Rothschild spoke of minor changes made to original draft. (ex: description of churches, survey disclaimer regarding historic designation status.) Ms. Rothschild clarified the meanings of contributing, noncontributing, and key contributing. Ms. Rothschild stated she would ask Mr. Banisch to incorporate a glossary of terms within the Historic Preservation Plan Element. Both Mr. Ouzoonian and Mayor Heymann commended the Commission for all their hard work regarding same. Mr. Lignos stated that he would want to see the final document (after the Commission is satisfied with it.). Mr. Ouzoonian asked the HPC members who were present to introduce themselves. Commission members present were Ms Stella, (Chair) Ms. Rothschild, Mr. Radick, Ms. Goldberg, Mr. Lobosco, and Mr. Davida. The Commission thanked Mayor Heymann for getting the grant regarding historic element.

Items 7 & 8- Resolutions to be memorialized

Motion was made by Ms. Isacoff and seconded by Mr. Ouzoonian to adopt resolution regarding application # P-2010-02, 530 Piermont Road. All present were in agreement to adopt resolution with the exception of Mr. Sinowitz who abstained.

Motion was made by Dr. Maddaloni and seconded by Dr. Friedman to adopt resolution regarding application # P-2010-11, 519 Homans Avenue. All present were in agreement to adopt resolution

Mr. Lignos stated a Developers agreement regarding 245 Closter Dock Road which he was asked to sign. Mr. Chagaris reminded the Board that they previously passed and approved application and resolution. Motion was made by Mr. Paltos and seconded by Dr. Maddaloni regarding permission for Mr. Lignos to sign mentioned Developer's agreement. All present were in agreement.

The Work Session portion of meeting was adjourned at 9:06 PM. The public hearing portion of meeting immediately followed.

Mr. Lignos announced that item # 1 (application # P-2010-12, 121 Schraalenburgh Road) on the hearing portion of the agenda would carry until the January 27th, 2010 meeting.

Item 2- 119 Hickory Lane historic designation nomination

Mr. Lignos read an e-mail sent by Rogan and Associates regarding this matter being on agenda. Mayor Heymann spoke of mentioned stating that Mr. Rogan wanted to take some time to review section 35-55A of the code. Mr. Sinowitz questioned if it would be improper to discuss this item without the attorney representing property owner being present. Mr. Chagaris responded reminding Mr. Sinowitz and the other members that Mr. Spizziri stated in his letter (dated November 30th) that he had no objection to the Board reviewing same in his absence. Mayor Heymann spoke of code section 35-55 A (1), (c) regarding historic designation. Mr. Radick of the HPC also spoke of designation (in regards to code mentioned). Mr. Lignos expressed his concerns regarding future demolition of additional structures on site. Mr. Radick commented on same stated that this concern was a separate issue than what was discussed with Mr. Spizziri. (which was specifically dealing with the code). Mayor Heymann stated that Mr. Spizziri did not believe that the outbuildings were of any historic value and did not request any restrictions to be put on them. Dr. Maddaloni asked if other structures can be viewed from road. Ms. Goldberg from the HPC stated that they could be seen from a public road (not being Hickory Lane.) Mr. Lignos restated his concern regarding losing other buildings. Mayor Heymann stated that if the Planning Board desired to list this property as homestead, Mr. Spizziri would still have an opportunity to bring it up with the Council. Mr. Sinowitz asked for clarification of the code mentioned (section 35-55A, 1, c) Ms. Stella stated that the Borough ordinance does not include language to rectify designating complete site. Mr. Lignos asked Mayor Heymann to let Mr. Rogan know that language of mentioned code should be clarified and the concern of the homestead preservation. Mr. Lignos asked the board if there were any objections to the two clarifications mentioned (language of code & homestead status). There were no objections at this time. Mr. Ouzoonian stated that the definition of homestead should also be clarified. Mr. Chagaris stated he would recommended that definition be included as part of the ordinance. Motion was made by Mr.

Ouzonian and seconded by Dr. Maddaloni regarding language clarification of code mentioned and clarification of homestead protection) Mr. Sinowitz stated that agricultural needs should be taken into consideration as part of the language clarification. All present were in agreement of mentioned clarifications.

Motion was made by Mr. Sinowitz and seconded by Dr. Friedman to adjourn Work Session/
Special Meeting. Meeting was adjourned a 9:33PM followed by an executive session.
