

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

**MINUTES OF
Work Session & Special Meeting**

Wednesday,
July 7th, 2010
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY

WORK SESSION & SPECIAL MEETING
Wednesday,
July 7th, 2010

Mr. Lignos, Chairman called the Work Session/Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, July 7th, 2010 in the Council Chambers of the Borough Hall to order at 8:05PM .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
Mr. Baboo (8:10)
Ms. Isacoff, (alt #1)
Mr. Sinowitz
Mr. DiDio
Dr. Friedman
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:

N/A

Mr. Lignos 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.

Mr. Lignos announced that the item (10 Railroad Avenue) on the Special meeting portion of the agenda will not be heard this evening and asked Mr. Watkins (applicant's attorney) to clarify. Mr. Watkins stated that he is in the process of researching the reconstruction of the building located at 10 Railroad Avenue (in regards to Planning Board jurisdiction) and requested to carry application to the July 29th, 2010 Meeting. Mr. Lignos confirmed that application will carry.

Mr. Lignos asked Mr. Chagaris to report on the status of outstanding resolutions. Mr. Chagaris stated that the pending resolutions (180 Piermont Road & 245 Closter Dock Road) will be complete by the next Work Session Meeting.

Motion was made by Dr. Friedman and seconded by Mr. DiDio for approval of minutes of 06-02-10. All present were in favor for approval with the exception of Mr. Lignos and Ms. Isacoff who abstained.

Item # 1

Block 2305, Lot 16
519 Homans Avenue
Application # 2010-11

Applicant: Hoffman/Freadman
Attorney: David Watkins

Mr. Watkins spoke of Mr. DeNicola's letter of June 28th, 2010 and stated that items mentioned could be complied with. Mr. DeNicola commented on letter mentioned. Mr. Sinowitz asked about lot 16.01 and how same would be affected. Mr. Watkins responded. Mr. Ouzoonian asked about the location of the lot size (referring to lot 16.01). Mr. Watkins responded. Mr. Ouzoonian also asked about the Homans Avenue setback. Mr. Hubschman responded. Councilwoman Amitai asked for clarification of subdivision. Mr. DeNicola responded. Mr. Baboo asked for clarification of variances applied for. Mr. Watkins responded. Motion was made by Dr. Friedman and seconded by Mr. DiDio to perfect application. All present were in agreement for perfection.

Item # 2

Block 502, Lot 3
121 Schraalenburgh Road
Application # P-2010-12

Applicant: 121 Schraalenburgh Road Assoc.
Attorney Robert Travers

Mr. Travers of 1255 River Road, Edgewater, NJ introduced himself. Mr. DeNicola commented on his letter dated June 29th, 2010 and spoke of his concerns. Mr. Travers responded to Mr. DeNicola's comments/concerns. Mr. Lignos stated that he felt this application was lacking information for the purposes of perfection. Mr. Travers confirmed that the purpose of this application is for remediation purposes only and also stated that the existing structure on site would be demolished. Mayor Heymann inquired if this application can be done in a two part step. (In regards to clean-up and soil issues). Mr. Travers continued discussing application. Ms. Isacoff asked about soil movement export regulations. Mr. Travers responded. Mr. Ouzoonian asked for clarification of proposed site plan (proposed structure mentioned). Motion was made Councilwoman Amitai and seconded by Mr. Baboo to deem application incomplete at this time. All present were in agreement of not perfecting application.

Item # 3

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

Applicant: Ross Group Holdings, LLC
Attorney: N/A

Mr. Wadhvani (CFO of the Ross Group) represented the applicant. Mr. Chagaris asked for clarification (regarding membership/ownership of the Ross Group Holdings, LLC). Mr. Wadhvani responded. Mr. DeNicola stated that there are issues with application (mentioned in his June 28th letter). Mr. Chagaris suggested that Mr. DeNicola's issues be complied with prior to the perfection of application and also stated that an attorney or principle owner should be present at next meeting. Motion was made by Dr. Friedman and seconded by Mr. DiDio to deem application incomplete. All present were in agreement of not perfecting application.

4- 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.

5-Open meeting to public

Mr. Ludwig of 73 West Street spoke of his concerns with 10 Railroad Avenue. Mr. Lignos reminded Mr. Ludwig that an application that is before the Board should not be discussed. Mr. Ludwig expressed his concerns with the DEP issues. Mr. Lignos stated that unless change is made by applicant's attorney, application will be heard on July 29th, which is the time for questions/comments.

6- Soil Permit Ordinance Amendment

Mr. Chagaris spoke of Amendment/modifications. Motion was made by Mr. Ouzoonian and seconded by Councilwoman Amitai to permit Mr. Chagaris to prepare modifications to the soil permit ordinance. Mr. Sinowitz asked for clarification. Mr. Chagaris and Mr. Lignos responded. All present were in agreement of Mr. Chagaris' preparation of Soil Amendment with the exception of the two alternate members who did not need to vote.

7- Industrial Zone Amendment Discussion

Mr. Chagaris reminded the board of the previous discussion among the Board regarding industrial zone recommendation which has been directed to the Mayor and Council. Councilwoman Amitai expressed her concerns about the trucks parked on industrial sites. Mr. Chagaris clarified the approval procedure. Mr. Baboo inquired about the parking restrictions. Mr. Chagaris

responded. Dr. Maddaloni asked for clarification of the amendment. Mr. Lignos asked Mr. Sinowitz to clarify the purpose of the industrial zone amendment. Mr. Sinowitz spoke of same. Dr. Maddaloni expressed his concerns with passing mentioned amendment. Mayor Heymann commented on same. Motion was made by Mr. Sinowitz and seconded by Mayor Heymann to accept amendment. Three of the nine members agreed on accepting amendment. (Mayor Heymann, Mr. Sinowitz and Mr. Lignos) Six members agreed on **not** accepting discussed amendment (Councilwoman Amitai, Dr. Maddaloni, Mr. Baboo, Mr. DiDio, Dr. Friedman & Mr. Ouzoonian). Alternate members did not vote.

Mr. Lignos stated that there was one more request made to Mayor and Council regarding LEED ordinance and that Mr. Rogan is requesting further clarification prior to proceeding.

Mr. Ouzoonian asked about the occupancy of 10 Railroad Avenue. Other members spoke of same. Mr. Chagaris stated that this should not be discussed at this point due to it being an existing application before the board.

Motion was made by Mr. DiDio and seconded by Mayor Heymann to adjourn meeting. Meeting was adjourned at 9:28 P.M. with an executive session following.
