

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

**MINUTES OF
Regular Monthly Meeting**
Thursday
June 24th, 2010
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY

Regular Monthly Meeting
Thursday,
June 24th, 2010

Mr. Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, June 24th, 2010 in the Council Chambers of the Borough Hall to order at 8:03PM .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:

Mr. Lignos, Chair
Mayor Heymann
Councilwoman Amitai
Mr. DiDio
Dr. Friedman
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:

Dr. Maddaloni, Vice-Chair
Mr. Baboo
Ms. Isacoff
Mr. Sinowitz
Mr. Pialtos

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.

Item # 1

Block 1305, Lot 6
245 Closter Dock Road
Application # P2010-07

Applicant: Jae Management, LLC
Attorney: Jung Ho (Mike) Yae

Mr. Yae spoke of proposed site plan application. Mr. Chagaris swore in Mr. Hubschman of 263 South Washington Avenue, Bergenfield, NJ. Mr. Hubschman spoke of proposed work to be done

on site. Mr. Chagaris asked about the waiver requested by the applicant regarding parking. Mr. Chagaris spoke specifically of the easement (which was noted in previous application and is now eliminated.) Mr. Yae responded stating that the applicant's intention would be to deal with the easement issue at a later date. Mr. DeNicola commented on the parking waiver and spoke of the proposed number of tables. Mr. DiDio asked about proposed light poles and the safety of same. Mr. Hubschman responded. Councilwoman Amitai asked about the detail of the trash container. Mr. Hubschman responded. Mr. Ouzoonian asked about the drainage of the parking lot. Mr. DeNicola commented on drainage. Mr. Ouzoonian asked about the proposed pavers(to extend to the front of building). Mr. Hubschman responded. Mr. Ouzoonian asked about proposed curb cut. Mr. Hubschman responded. Mr. DeNicola spoke of the concerns of the seepage pits.(based on Mr. Ouzoonian's drainage comments). Councilwoman Amitai asked about the proposed lighting. Mr. Lignos commented on the number of parking spaces required. Mr. Lignos also spoke of the easement which was previously requested by the board (which is not a part of this application). Mr. Lignos addressed his concerns of the parking lot without a required easement). Mr. Lignos spoke of the Borough's parking fund regarding mitigation to the parking issues of this application. Mr. Yae responded to Mr. Lignos' concerns stating that parking fund contribution would put a burden on the owner. Mr. Yae stated that the owner would comply with the addition of parking spaces. Mr. Baboo asked about the electrical utilities. Mr. Hubschman responded. Mr. DeNicola spoke of same. Councilwoman spoke of the removal of tables in order to have an additional parking space. Mr. Rosenblum of 65 Knickerbocker Road asked about the proposed parking spaces. Mr. Hubschman responded. Mr. Rosenblum asked about previous use of site. Mr. Hubschman responded. Mr. Rosenblum asked about types of food establishments permitted on site. Mr. Chagaris stated that said question was not acceptable based on testimony. Mr. Rosenblum asked about footprint of building. Mr. Hubschman responded. Mr. Yae summarized his case. Mr. Chagaris clarified that the conditions of approval for this application differ from the previous application. Mr. Rosenblum commented on the future use on site being a food establishment and the activity of same (with the concerns of parking on side streets). Mr. Bianco of 7 Mac Arthur Avenue spoke of the parking spaces and the proposed landscaping. He stated he does support application. Mr. Issacson of 97 Columbus Avenue suggested that tables be placed at the park located across the street from site. Motion was made by Mr. Ouzoonian and seconded by Mayor Heymann to approve application. Dr. Friedman spoke of his concerns of parking issues and stated he agreed with the comment previously made regarding tables being located across the street. Mr. Ouzoonian commented on parking and landscaping issues. All present were in agreement for approval with conditions mentioned by board.

Item # 2

Block 1604, Lot 4
530 Piermont Road
P-2010-02

Applicant: Northern State Bank
Attorney: David Watkins

Mr. Capizzi of 11 Hillside Avenue, Tenafly, N.J. (covering for Mr. Watkins) Mr. Capizzi spoke of application. Mr. DeNicola spoke of comments in his letter dated April 26th, 2010. Mr. Chagaris swore in Mr. Hubschman of 236 S. Washington Avenue, Bergenfield, N.J. Mr. Hubschman spoke of the proposed signage. Mr. Chagaris spoke of a prior resolution. Mr. Chagaris requested submittal of lease. Councilwoman Amitai asked if sign would be lit. Mr. Hubschman responded stating it would. The board discussed previous drawings submitted. Mr. Lignos requested revised drawings be submitted. Mr. Hubschman and the applicant's attorney were told that this application would be carried until July 29th, 2010 with a submittal deadline of July 15th, 2010.

Item # 3

Block 2305/Lot 12
260 Parsells Lane
Application # 2010-08

Applicant: Russo
Attorney: David Watkins

Mr. Capizzi (covering for Mr. Watkins) spoke of application. Mr. Chagaris swore in Mr. Scrabble of 65 Ramapo Valley Road, Mahwah, NJ. Mr. Capizzi spoke of Mr. DeNicola's letters of May 24th, 2010 and June 17th, 2010. Mr. Scrabble spoke of how Mr. DeNicola's issues would be complied with. Mr. Baboo asked about impervious coverage. Mr. DeNicola responded stating that impervious coverage and FAR elements are reviewed by the Zoning Officer. Mr. DeNicola asked for confirmation of soil route. Mr. Scrabble responded. Motion was made by Dr. Friedman and seconded by Mr. DiDio with mentioned stipulations. All present were in agreement for approval. Mr. DeNicola stated that the approval would not be signed off on or released until revisions are submitted.

Item # 4

Block 802/Lot 4
14 Storig Avenue
Application # P2010-09

Applicant: Warmbrand
Attorney: N/A

Mr. Chagaris swore in Ms. Warmbrand of Tenafly, NJ, Mr. Kim of 424 Oak Street, Ridgewood, NJ and Mr. Palus of 170 Kinnelon Road, Kinnelon, NJ. Mr. DeNicola spoke of his letter dated June 21st, 2010. Mr. Palus commented on same. Mr. Palus confirmed route of soil movement. Mr. Ouzoonian asked for clarification of drawings presented. Mr. Palus responded. Mr. Kim commented on what portion of structure still remains on site specifically speaking of basement slab. Mr. Ouzoonian stated his concerns about plan submitted. Mr. Palus clarified. Mr. Bianco of 7 Mac Arthur Avenue asked about the portion of the structure to remain. Mr. Kim responded. Mr. Bianco stated that application should be considered a demo as opposed to a reconstruction. Motion was made by Dr. Friedman and seconded by Mr. DiDio to approve application with mentioned stipulations. All present were in agreement with the exception of Mr. Baboo who voted against.

Item # 5

Block 2302/Lot 42
12 Laurence Court
Application # P-2010-10

Applicant: Argenziano
Attorney: N/A

Mr. Chagaris swore in Mr. Hubschman of Hubschman Engineering. Mr. Hubschman spoke of the application. Mr. DeNicola commented on letter dated June 21st, 2010. Councilwoman Amitai asked about trees to be removed. Mr. Argenziano responded. Mr. Issacson of 97 Columbus Avenue commented on trees on site. Motion was made by Mr. DiDio and seconded by Dr. Friedman to approve application with mentioned stipulations. All present were in agreement for approval.

Mr. Lignos announced a five minute recess at 9:43 PM. Mr. Lignos restarted the meeting at 9:57PM.

6- Open Space Discussion

Mr. Chagaris swore in Mr. Hakim of 68 Dean Street, Harrington Park, NJ. Mr. Hakim discussed the purpose of the Open Space Portion of meeting. Mr. Hakim handed out a map regarding properties on Open Space list and continued to discuss same. Councilwoman Amitai asked about surrounding towns that have approved this type of grant program. Mr. Hakim responded. Mr. Bianco of 7 MacArthur Avenue asked about the categories mentioned and also asked about the consideration of the public library. Mr. Hakim responded. Mr. Bianco also asked about the intention of the public school. Ms. Hunt of 52 Closter Dock Road spoke of her property and stated she would like it removed from the Open Space list. Mr. Lanaris of 61, 69, & 73 Storig Avenue asked for clarification of what portion of his property would be affected. Mr. Hakim responded. Mr. Lanaris requested to have his property removed from list. Mr. Hagen of 72 Eckerson Avenue spoke of his property and asked for clarification of a purchase of a property's right-of-way. Mr. Hagen requested to have more time to discuss with his family. Mr. Lignos stated that residents on list should be given one more week to decide to stay on list. Mr. Hagen chose to be removed at this time. Mr. Bell of 55 Columbus Avenue asked for clarification of his listed property and asked about the C-1 streams. Mr. Hakim responded. Mr. Bell asked for clarification of an easement. Mr. Hakim responded. Ms. Anderson of 515 Piermont Road asked for clarification of the farm property. Ms. Anderson requested her property be removed from the list. Mr. Parsells of 240 Homans Avenue spoke of his property and requested to be removed from list. Mr. Rosenblum of 65 Knickerbocker Road asked about listed parks. Mr. Hakim responded. Mr. Isaacson of 97 Columbus Avenue asked for clarification of Open Space list. Mr. Hakim responded. Mr. Lignos stated that there should be a period of time allowed for land owners who requested to be removed to opt back in. Motion was made by Mayor Heymann and seconded by Dr. Friedman to accept the Open Space and Recreation Plan to be an element of the Borough's Master Plan. Mr. Lignos discussed Plan. The board clarified that there would be a week extension for the opportunity to opt back into the program. All present were in agreement to accept Plan.

Motion was made by Mr. DiDio and seconded by Mr. Ouzoonian to adjourn meeting. Meeting was adjourned at 11:19 PM.
