

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

**MINUTES OF
REGULAR MONTHLY MEETING**

Thursday,
March 25th, 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 Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, March 25th, 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.

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 (8:13PM)
Councilwoman Amitai
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Ms. Isacoff (8:03PM)
Mr. Sinowitz
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:

Mr. Baboo

Mr. Lignos read the correspondence list. The board discussed the correspondence received from the HPC regarding the CLG grant.

Mr. Chagaris swore in Mr. Dean Paltos as a new Planning Board member (serving as alternate # 2). Mr. Paltos gave a brief background of himself. Mr. Chagaris confirmed when an alternate member is permitted to vote.

Item # 1

Block 1718, Lot 1
484 Closter Dock Road
Case# 2009-06

Applicant: Gezdir
Attorney: David Watkins, Esq.

Mr. Watkins asked the board for a postponement until the April 29th, 2010 Regular Monthly Meeting.

Item # 2

Block 1604, Lot 4
530 Piermont Road
Case # 2010-02

Applicant: Northern State Bank
Attorney: David Watkins, Esq.

Mr. Watkins asked the board for a postponement until the April 29th, 2010 Regular Monthly Meeting.

Item # 3

Block 1713, Lot 15
426 Closter Dock Road
P-2010-03

Applicant: Fermano
Attorney: David Watkins, Esq.

Mr. Watkins discussed the letter received from Mr. DeNicola (dated March 18th, 2010). Mr. Chagaris swore in Mr. Koestner of 61 Hudson Street, Hackensack, N.J. (Professional Engineer for applicant) Mr. Koestner discussed items spoken of in Mr. DeNicola's letter. Mr. Watkins confirmed that the applicant would not be seeking variance relief. Mr. Koestner stated that the amount of trees to be removed would be revised on application. Mr. DeNicola confirmed that the reduction of sidewalk would suffice. Mr. DeNicola confirmed that he received a revised plan which the board members were not aware of. Mr. Lignos opened the meeting to the Board's questions. Mr. Ouzoonian asked about the slope of the driveway. Mr. Koestner responded. Mr. DeNicola spoke of the grade of the property. Mr. Ouzoonian asked for clarification of a transition point. Mr. Koestner responded. Mr. Ouzoonian asked about drainage. Mr. DeNicola commented on the drainage. Mr. Ouzoonian asked about proposed trees to be removed. Mr. DeNicola responded. Mr. Lignos spoke of comments received from the Construction Official. Mr. DeNicola commented on same. Mr. Lignos opened meeting to the public regarding application. There were no questions or comments from the public at this time. Councilwoman asked about the retaining walls. Mr. DeNicola responded. Motion was made by Dr. Friedman and seconded by Dr. Maddaloni for approval of application. All present agreed on approval for Major Soil application.

RESOLUTION APPROVAL

Mr. Lignos commented on the resolution for Application # P-2009-01, 434 Demarest Avenue, Gerber Auto, known as Block 1008, Lot 2. Mr. Chagaris confirmed that the resolution was previously sent out to members. Mr. Chagaris commented on specific conditions and items mentioned in said resolution. Mayor Heymann spoke of Ms. Tubito's comments and stated that mentioned comments should be incorporated within the resolution. Mr. Chagaris responded. Mr. Lignos commented on previous testimony given regarding application. (Specifically speaking of hours of operation). Motion was made by Mayor Heymann regarding portion of day in which towing on site would be permitted). Motion was seconded by Dr. Maddaloni. All members who originally agreed on approval of application agreed on hours which towing would be allowed. **(Which were Mayor Heymann, Dr. Maddaloni, Mr. Lignos, Mr. Sinowitz & Dr. Friedman).** Mayor Heymann commented on other issues addressed in Ms. Tubito's letter and asked Mr. Chagaris for clarification. Mr. Chagaris responded. Dr. Maddaloni suggested that the Board address each item of Ms. Tubito's letter. The Board proceeded to discuss items mentioned. Motion was made by Mayor Heymann and seconded by Dr. Maddaloni regarding resolution stating that vehicles are not permitted to back out of site. All members who originally agreed on approval of application agreed on same. **(Which were Mayor Heymann, Dr. Maddaloni, Mr. Lignos, Mr. Sinowitz & Dr. Friedman).** Mr. Sinowitz commented on page 10 of resolution, section regarding drainage calculation. Mr. Ouzoonian asked for clarification regarding members who can vote on memorializing resolution. Mr. Chagaris confirmed that all members can vote on resolution approval regardless on their vote being for or against application. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann. Mayor Heymann, Dr. Maddaloni, Mr. Lignos, Mr. Sinowitz & Dr. Friedman voted **for** approval of resolution, Councilwoman Amitai, Mr. Baboo, & Mr. DiDio **abstained**, Ms. Isacoff **recused**, and Mr. Ouzoonian voted **against** resolution approval.

Mayor Heymann commented on the Historic CLG grant which was spoken of at the start of meeting (as part of correspondence). Councilwoman Amitai stated she would be interested in being on subcommittee.

Mr. Lignos spoke of the issues with the Closter Plaza parking lot. He encouraged the Mayor and Council to take action. Mayor Heymann commented on same.

Mr. Paltos spoke of the tree damage due to recent storms. (And the proposed clean-up time.) Mayor Heymann responded. Dr. Maddaloni asked about the evergreen which was located in front of the Borough Hall. Mayor Heymann responded.

Motion was made by Mr. Ouzoonian and seconded by Dr. Maddaloni to adjourn meeting. All agreed. Meeting was adjourned at 9:02 PM.