

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

**MINUTES OF
Work Session Meeting**
Wednesday,
May 5, 2010
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY

WORK SESSION MEETING
Wednesday,
May 5, 2010

Mr. Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, May 5th, 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:

Mayor Heymann
Councilwoman Amitai
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Ms. Isacoff
Mr. Sinowitz
Mr. DiDio
Dr. Friedman
Mr. Pialtos
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 and asked if any Board members would like to discuss any of the mentioned items. Mayor Heymann spoke of the correspondence regarding the Borough of Alpine's Master Plan. Dr. Maddaloni, Mr. Lignos, and Mr. DeNicola commented on same. Mayor Heymann also spoke of the correspondence regarding LEED certification. She spoke of a LEED certification conference. Motion was made by Dr. Maddaloni and seconded by Mr. Pialtos regarding preparation of letter to grant Mr. Pereira, (LEED AP) permission to represent the Borough at the LEED Certification conference. All present agreed. Mr. DiDio spoke of the correspondence submitted by Ms. Tubito regarding the Centennial Church. Mr. Chagaris commented on same. Mr. Ouzoonian asked about the e-mail previously sent by Mr. Hakim regarding Open Space (which was not a correspondence item). Mayor Heymann responded, speaking of the Open Space application. Mr. Ouzoonian expressed concerns about time limits. Mr. Lignos asked Mr. DeNicola to give the board recommendations regarding Open Space. Mr. DeNicola stated that he would submit rank list prior to the next Planning Board Work Session Meeting.

Motion was made by Dr. Friedman and seconded by Mr. Ouzoonian for approval of minutes of 03-25-10 with one mentioned correction. All present were in favor. Motion was made by Mr. Ouzoonian and seconded by Councilwoman Amitai for approval of minutes of 04-07-10 with one mentioned correction. All present were in favor.

Mr. Lignos announced that Item # 6 on agenda would be spoken of first. (Regarding Major Soil/ Retaining Walls). Mr. DeNicola gave a brief background of mentioned. Mr. Sortori (Acting Construction Official). Mr. Sinowitz spoke of his concerns regarding retaining wall impervious coverage. Mr. Chagaris stated that a vote was not needed (This was informal discussion only).

Item # 1

Block 1810/Lot 1
180 Piermont Road
Application # 2010-06

Applicant: Temple Emanu-El
Attorney: Mr. Howard Geneslaw

Mr. Geneslaw spoke of Site Plan Application. Mr. DeNicola spoke of items in his letter (dated May 4th, 2010). Mr. Lignos advised Mr. Geneslaw to be prepared (at the hearing) to discuss any items of concern submitted by the Borough's Commissions/Departments. Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to perfect application. All present were in favor for perfection. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to hold a Special Meeting on June 2nd, 2010 immediately following the Work Session Meeting. All present were in favor of Special Meeting.

Item # 2

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

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

Mr. Yae spoke of an application which was previously before Board. Mr. Yae spoke of the applicant's intention to improve the parking lot. Mr. Yae stated that there would be no tenant use mentioned at this time. Mr. Yae stated that the previous easement mentioned was spoken of in error and should not have been included on plans. The Board discussed the issues of application being perfected without specific use being known. Mr. Lignos stated he believed revised drawings be required prior to perfection. Mr. DeNicola agreed. Mayor Heymann spoke of her concerns with the application being held up until next Work Session Meeting prior to perfection. She commented on the Board's involvement in the previous application. Mr. Lignos restated his concerns with perfecting application at this evening's meeting. He also discussed what specific requirements would be. Mr. Lignos asked the Board members if they would be willing to perfect

application with mentioned conditions (parking lot being designed around existing footprint of building). Motion was made by Dr. Maddaloni and seconded by Mr. Pialtos to perfect application (with mentioned conditions.) The Board discussed motion speaking specifically of lighting, curb cuts, etc. Mr. Lignos reminded Mr. Yae that the applicant would have to come before the board again in the future prior to tenants moving in. All present were in agreement for perfection with mentioned conditions. Mr. Lignos told Mr. Yae that this application would be heard at the June 2nd, 2010 Special Meeting.

3- Liaison's Reports

Councilwoman Amitai spoke of the 300th year celebrations which recently took place in the Borough. She spoke of other items such as street signs recently put up on Harrington and West Streets, signs installed in front of some historic buildings, upgraded receptacles throughout town, committee meetings, Brooks property, etc. She also spoke of a previous letter received from a resident regarding drainage issues on Harrington Avenue. Mr. DeNicola stated that mentioned should be referred to the county and is not in the Planning Board's jurisdiction. There were no other Liaison's reports at this time.

Mayor Heymann commented on the DPW yards/Recycling system, speaking specifically of the future change of bulk good acceptance. Dr. Friedman discussed the issue of the DPW trucks being manned. Mayor Heymann discussed the budget regarding said issue. Dr. Maddaloni spoke of the bulk limit restriction.

4- Open meeting to public

There were no comments at this time.

5- Major Soil-Board Jurisdiction Discussion

Mr. Chagaris handed out resolution regarding soil movement requirements. He spoke of the contexts of resolution. Motion was made by Councilwoman Amitai and seconded by Mayor Heymann to adopt mentioned resolution. All present were in agreement for adoption of resolution. Mr. Chagaris handed out resolution regarding Commercial/Industrial contractor parking. Motion was made by Mr. Sinowitz and seconded by Mayor Heymann to adopt mentioned resolution. Mayor Heymann commented on previous ordinance adopted regarding same. Dr. Maddaloni concurred with Mayor Heymann. (and discussed in further depth.) All present were in agreement for adoption of resolution with the exception of Councilwoman Amitai who abstained. Mr. Chagaris handed out resolution regarding Green Plan (Incorporated by reference into the 2008 Borough's Master Plan.). Mr. Lignos commented on mentioned speaking of LEED certification. Mr. Pialtos questioned the bond amount requirements. Mr. Chagaris and Mr. Lignos responded. The Board continued to discuss leed certification items and context of resolution. Motion was made by Dr. Maddaloni and Mayor Heymann to adopt mentioned resolution. All present were in agreement for adoption of resolution.

Motion was made by Dr. Maddaloni and seconded by Dr. Friedman to adjourn meeting. All agreed. Meeting was adjourned at 10:00 PM with an executive session following.
