

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

**MINUTES OF
Work Session Meeting**
Wednesday,
September 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 MEETING
Wednesday,
September 1st, 2010

Mr. Lignos, chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, September 1st, 2010 in the Council Chambers of the Borough Hall to order at 7:59PM .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.

Dr. Maddaloni 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
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. Pialtos, (alt # 2)

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.

Motion was made by Dr. Friedman and seconded by Ms. Isacoff for approval of minutes of 08-04-10. All present were in favor for approval with the exception of Mr. Lignos who abstained.

Item # 1

Block 502, Lot 3
121 Schraalenburgh Road
Application # P2010-12

Applicant: 121 Schraalenburgh Road Assoc.
Attorney: Robert Travers

Mr. Travers stated that he received Mr. DeNicola's letter of August 31st, 2010. Mr. DeNicola commented on same. Mr. Papatrefon spoke of the transportation route for the soil movement. Mr. Travers confirmed that applicant would be able to comply with Mr. DeNicola's mentioned issues. Ms. Isacoff asked about dust control precautions. Mr. Lignos asked Mr. Travers to be prepared to discuss same at the hearing. Mr. DiDio asked about gas tank pollution testing. Mr. Lignos stated that same should also be discussed at hearing. Mr. Sinowitz spoke of previous Zoning Board resolutions regarding property. Mayor Heymann spoke of the environmental concerns being resolved. Mr. Lignos asked Mr. Travers to research previous resolutions regarding site. The Board discussed the contamination concerns. Mr. Ouzoonian asked about dimensions regarding excavation and backfill. Mr. Travers stated backfill would be processed stone. Dr. Maddaloni requested a detailed explanation of excavation criteria. Motion was made by Mr. DiDio and seconded by Ms. Isacoff to perfect application with mentioned stipulations. All present were in agreement for perfection. Mr. Lignos confirmed that application would be heard on September 30th, 2010.

Mr. Lignos stated that item # 2 on agenda (Application # P-2010-13, 5 Pearle Road) would be carried to the October 6, 2010 Work Session Meeting.

Item 3-Liaison's Reports

Mr. Ouzoonian spoke of the nomination for 119 Hickory Lane and stated that same would be spoken of at the Mayor and Council prior to the Planning Board's recommendations.

Item 4- Open Meeting to Public

Mr. Rosenblum of 65 of Knickerbocker Road asked Mr. Chagaris about upcoming depositions regarding Closter Plaza application. Mr. Chagaris stated he was unable to speak of that at this time being that mentioned application is currently in litigation.

Item 5- Time restrictions/limitations regarding application adjournments

Mr. Lignos asked Mr. Chagaris to give an overview regarding numerous requested adjournments of a Planning Board application. Mr. Chagaris commented on various reasons an applicant may request adjournments. Mr. Chagaris commented on adjournment limitations and recommended that each case be handled on an individual basis. Mr. Lignos recommended Mr. Chagaris address a letter to applicant (regarding numerous adjournments). Motion was made by Councilwoman Amitai and seconded by Dr. Maddaloni to rescind previous vote taken and agreed on at the 08-04-10 Work Session meeting regarding Mr. Chagaris preparing resolution concerning requested adjournment limitations. All present were in agreement to rescind previous decision with the exception of Mr. Lignos who abstained. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to allow Mr. Chagaris, Mr. Lignos & Ms. Mitchell to view agenda regarding

adjourned applications. All present agreed with the exception of Mr. Lignos who abstained. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann regarding Mr. Chagaris drafting a section to be included within the Planning Board application concerning continuous adjournment requests. All present were in agreement.

Item # 6- Courtesy Review regarding Ruckman Park

Councilwoman Amitai spoke of the proposed structure regarding Ruckman Park Restroom/ Refreshment stands which will mainly consist of a storage area. The board discussed same and spoke of certain concerns such as vandalism if structure is not securely locked, food storage, etc. Mr. Ouzoonian asked about exterior lighting. Mr. Lignos stated that lighting issues need to be dealt with. Dr. Friedman stated that the lights on the tennis courts should be fixed. Mayor Heymann commented on same. The board discussed the heating of the building and also discussed water fountain accessibility. Mr. Ouzoonian and Mr. Lignos discussed the pitched roof. Councilwoman Amitai stated that all work done on plans was done by volunteers.

Motion was made by Mr. DiDio and seconded by Dr. Friedman to adjourn Work Session Meeting. Work Session Meeting was adjourned a 9:16PM followed by an executive session.
