

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

Minutes of Regular Monthly Meeting

Thursday,
April 28th, 2011
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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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, April 28th, 2011 in the Council Chambers of the Borough Hall to order at 8:04PM. 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-9:05PM
Mr. Baboo
Mr. Sinowitz-8:06PM
Mr. DiDio
Ms. Isacoff
Ms. Stella (alt # 1)
Mr. Pialtos, (alt # 2)
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. Friedman

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 434 Demarest Avenue. Mr. DeNicola commented on same.

Mr. Lignos announced that the Board would be going into closed session regarding legal/personnel matters. Time was 8:08PM. Closed session ended at 9:27 PM. Mr. Lignos stated that two professional planners were interviewed during closed session.

Item # 1

Block 1810, Lot 1
180 Piermont Road
Application # P2011-02

Applicant: Temple Emanu-El
Attorney: Mr. Geneslaw

At this time, Mayor Heymann recused herself from this application. Mr. Geneslaw from Gibbons, PC spoke of proposed scope of work. Mr. Chagaris swore in Mr. Sinesky (President of Temple Emanu-el). Mr. Sinesky spoke of the need for the proposed stairway. Mr. Chagaris swore in Mr. Kreiger (Architect) of 363 Prospect Avenue, Hackensack, N.J. Mr. Kreiger spoke of the stairwell addition and its' accessibility. Mr. Kreiger spoke of the minor alterations to the building Councilwoman Amitai asked about an elevator. Mr. Kreiger stated there is an existing elevator. Mr. Kreiger continued to discuss stairwell installation. Mr. DiDio asked about drainage. Mr. Geneslaw stated that this would be addressed by professional engineer. Councilwoman Amitai asked about the roofline. Mr. Kreiger responded stating that the height of the roof will remain the same as the original rendering. Mr. DeNicola asked about removal of classroom area. Mr Kreiger responded speaking of the 2nd floor classrooms. (Mr. Lignos stated that Mr. Baboo excused himself from meeting at 10:00PM) Mr. Chagaris swore in Mr. Sudacki (Engineer) of 12 Route 17, Paramus, NJ. Mr. Sudacki spoke of site plan alterations and drainage as part of this project. Mr. Lignos asked about impervious coverage. Mr. Sudacki responded speaking of the increase of coverage. Motion was made by Dr. Maddaloni and seconded by Councilwoman Amitai to approve application with mentioned stipulations (dealing with seepage pits and drainage report. All present were in favor with the exception of Mayor Heymann who recused herself earlier in the meeting.

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn meeting Meeting was adjourned at 10:14PM.
