

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

**Minutes of Special & Work Session Meeting**

Wednesday,  
August 3<sup>rd</sup>, 2011  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Special & Work Session Meeting  
Wednesday,  
August 3rd, 2011

Mr. Lignos, Chairman called the Special/Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, August 3rd, 2011 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  
Councilwoman Amitai  
Mr. Lignos, Chair  
Dr. Maddaloni, Vice-Chair  
Mr. DiDio  
Mr. Sinowitz-8:08  
Ms. Stella (alt # 1)  
Mr. Pereira (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:

Mr. Baboo  
Mr. Pialtos  
Ms. Isacoff

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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.

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Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to approve minutes of 07-06-11. All present were in favor of approval with the exception of Ms. Stella who abstained.

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Mr. Lignos stated that item # 4 of the Work Session (regarding informal review) would not be discussed this evening. Mr. Chagaris spoke of the definition/purpose of an informal review.

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**Item # 1**

Block 2305, Lot 16.01  
519 Homans Avenue  
Application # P2011-05

Applicant: Freadman  
Attorney: David Watkins, Esq.

Mr. Greenberg of the Law offices of David Watkins introduced himself. Mr. Chagaris swore in Mr. Neuls of Hubschman Engineering, 263 Washington Avenue, Bergenfield, NJ. Mr. Greenberg spoke of Mr. DeNicola's letter. Mr. Neuls spoke of property and referred to plans which were submitted to the board. Mr. DeNicola asked about proposed fencing or railing. Mr. Nuels responded stating that a fence would be proposed. Mr. DeNicola reminded the applicant that revised plans would be needed prior to release of soil permit. Councilwoman Amitai asked about the FAR and the slope of the property. Mr. Neuls responded stated that lower level is considered a cellar. Motion was made by Mayor Heymann and seconded by Mr. Sinowitz to approve application with mentioned stipulations. All present were in favor of approval.

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The Board decided to cancel the August 25<sup>th</sup> Meeting. Mr. Lignos stated that the next Planning Board meeting would be on September 7<sup>th</sup>.

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Mr. Lignos reminded the public that there would be no discussion/presentation regarding the Closter Plaza.

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### **Work Session**

#### **1-Resolution approval: 211 Irving Avenue**

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to approve resolution. All present were in favor of approval with the exception of Mayor Heymann, Ms. Stella and Mr. Pereira who were not qualified to vote.

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#### **2-Liaison Reports**

Councilwoman Amitai stated that a subcommittee meeting would need to be set up. The Subcommittee spoke of holding subcommittee meeting on August 30<sup>th</sup>. Ms. Stella spoke of the 119 Hickory Lane designation and mentioned future proposed designations. Ms. Stella also spoke of all the work/maintenance completed on the cemetery property with the help of a scout member and the DPW and spoke of upcoming Historic street signs. Ms Stella mentioned an upcoming exhibit/film (re: History of Lustron) which will take place at the library on November 8th Mr. DiDio had no comments on behalf of the Environmental Commission at this time.

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#### **3-Open Meeting to Public**

Mr. Rosenblum of 65 Knickerbocker Road asked if the Brooks Property had been purchased. Ms. Stella stated property was not purchased at this point. Mr. Rosenblum asked about 2-family

conversions located in Historic areas. Ms. Stella and Mayor Heymann responded. Mr. Rosenblum asked about Board guidelines regarding potential upcoming Closter Plaza application. Mr. Chagaris responded stating that the applicant decides how to present application (while complying with ordinances.). Mr. Lignos stated that the Board must be involved in light of the Master Plan. Dr. Maddaloni commented on same. Mr. Isaacson of 97 Columbus Avenue spoke of a previous A & P application. Mr. Isaacson spoke of previous Planning Board correspondence dealing with LEED and asked if same would affect both residential and commercial spaces. Mr. Lignos responded speaking of the proposed LEED ordinance and stated that mentioned would apply to both residential and commercial properties.

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Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to go into closed (executive) session. Executive session began at 8:40 PM.

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Executive session ended at 9:11 PM Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to adjourn meeting. Meeting was adjourned at 9:11 PM.

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