

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

Minutes of Special & Work Session Meeting

Wednesday,
December 7th, 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,
December 7th, 2011

Mr. Lignos, Chairman called the Special/ Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, December 7th, 2011 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
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Ms. Stella (alt # 1)
Mr. Baboo-8:29PM
Mr. Sinowitz
Mr. Pialtos
Ms. Isacoff
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:

Councilwoman Amitai
Mr. DiDio

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 article regarding pervious coverage.

Motion was made by Mayor Heymann and seconded by Ms. Stella to approve minutes of October 5th, 2011. All present were in favor of approval.

Special Meeting Portion

Item # 1

Block 1305/Lot 7.01
136 Oakland Avenue
Application # P2011-06

Applicant: Recas Academy
Attorney: David Watkins, Esq.

Mr. DeNicola spoke of the revised plans received regarding parking elements. Mr. Watkins spoke of same. Mr. DeNicola continued to speak of parking layout. Mr. Watkins concurred with Mr. DeNicola. Motion was made by Mr. Sinowitz and seconded by Dr. Maddaloni regarding approval of revised site plan submitted. All present were in favor of approval. Mr. Watkins spoke of posting bond in order to expedite tenant occupancy. Motion was made by Mayor Heymann and seconded by Ms. Isacoff to approve resolution. All present were in favor of approval. Mr. Chagaris will revise resolution according to final comments made.

Work Session Portion

1- Approval of resolution regarding 136 Oakland Avenue- completed during special meeting portion of meeting.

Item # 2

Block 2302/55
36 Laurence Court
Application # 2011-08

Applicant: Kim
Attorney: N/A

Mr. DeNicola spoke of his correspondence regarding soil movement application and informed Mr. Kim of needed revisions. Ms. Isacoff asked about tree mitigation. Mr. DeNicola stated that trees should be included on revised plan. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to deem application perfected. All present were in favor of perfection.

Motion was made by Mayor Heymann and seconded by Dr. Maddaloni to cancel the December 29th meeting and hold a special meeting along with the reorganization/work session meeting on January 4th, 2012. All present were in favor.

3-Liaison Reports

Councilwoman Amitai was not present. Ms. Stella spoke of the recent HPC hearing regarding designation of the AME Church. Ms. Stella spoke of the exhibit which was held in November. Mr. DiDio was not present.

Ms. Isacoff spoke of potential safety issues of the installation of generators and suggested that residents be educated on proper use. Mr. Sinowitz stated that there are no zoning ordinance regulations regarding generators. Mayor Heymann spoke of the noise level issues of running generators. Mr. Paltos also commented on generator usage. The Board discussed how to better service the residents during storm emergencies and spoke of the danger of trees hitting electrical wiring.

4-Open Meeting to Public

Mr. Rosenblum spoke of 2-Family Use issues. Mr. Lignos stated that this can not be addressed by Planning Board but can be spoken of on the subcommittee level to recommend the Mayor & Council to change ordinance. Mayor Heymann commented on correspondence regarding 2-

Family Use submitted by Mr. Rosenblum. The Board continued to discuss same. Ms. Isacoff stated that 2-Family uses should not be completely ruled out. Mr. Sinowitz commented on Zoning Board Approval of 2-Family Use applications.

Mr. Lignos complimented the Board on their hard work and wished all Happy Holidays.

Motion was made by Dr. Maddaloni and seconded by Mr. Baboo to adjourn meeting. Meeting was adjourned at 9:00PM.
