

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

Minutes of Regular Monthly Meeting

Thursday,
February 24th, 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, February 24th, 2011 in the Council Chambers of the Borough Hall to order at 8:01PM. 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. Stella (alt # 1)
Mr. DiDio
Dr. Friedman
Ms. Isacoff
Mr. Pialtos, (alt # 2)
Mr. Padovano, Acting 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. Sinowitz
Mr. Chagaris, Board Attorney

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 at this time.

Item # 1

Mr. Lignos stated that Mr. Banisch of Banisch Associates will give a presentation regarding Historic Preservation Plan Element to the Borough's Master Plan. Mr. Lignos mentioned that there were a couple of HPC members in the audience. Mr. Banisch presented the HPP element draft to the board. Mr. Banisch complimented the members of the Historic Commission on their hard work in helping to put the plan together. Mr. Banisch spoke of the Planning Board's involvement regarding proposed designation plan. Mr. Lignos and Dr. Maddaloni complimented Mr. Banisch on his presentation. Dr. Maddaloni asked Mr.

Banisch for his suggestion regarding the Village School property. Mr. Banisch responded speaking of the idea of future Condo Units on property. Mayor Heymann stated that a plan was previously submitted regarding proposed Condos but at this point the project is on hold. Mr. Banisch spoke of most recent draft submitted to the Board and commented on specific revisions. Mr. Lignos asked about sustainability relating to the Borough's downtown area. Mr. Banisch responded speaking of historic elements of the downtown area. Ms. Rothschild (HPC member) also spoke of sustainability and the credits the Borough can receive towards grant money. Mayor Heymann spoke of the Historic Plan Element and suggested that recommendations be more specific. Ms. Stella commented on the Belskie property and also spoke of the historic trail mentioned in the draft. Mr. Lignos asked Mr. Banisch if he was available on April 6th instead of attending the March 31st meeting. Mr. Banisch stated that he was available on April 6th. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to cancel the March 31st Planning Board meeting and to hold a special meeting on April 6th. All present were in agreement. Mayor Heymann spoke of the stores in town and what the future plan should be regarding the type of businesses that should come into town. Mr. Banisch commented on same speaking of redevelopment. Mr. Lignos also commented on future businesses. Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:11 PM.
