

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

**Minutes of Reorganization,  
Work Session & Special Meeting**

Wednesday,  
January 5<sup>th</sup>, 2011  
8:00 P.M.

Prepared & Submitted by:  
**Rose Mitchell**  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Reorganization, Work Session, Special Meeting  
Wednesday,  
January 5<sup>th</sup>, 2011

Mr. Lignos, chairman called the Reorganization, Work Session & Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, January 5<sup>th</sup>, 2011 in the Council Chambers of the Borough Hall to order at 8:00PM. 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. Sinowitz  
Mr. DiDio  
Dr. Friedman  
Ms. Isacoff,  
Mr. Pialtos, (alt # 1)  
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

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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. Mr. Lignos stated that a letter was sent to Mr. Chagaris, from Mr. Turnamain regarding withdrawal of application # P2010-13, 5 Pearle Road, applicant being Ross Group Holdings, LLC. Mr. Lignos stated that this item would be taken off the agenda.

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Motion was made by Mr. Pialtos and seconded by Dr. Maddaloni for approval of minutes of 12-01-10. All present were in favor for approval.

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**Reorganization for 2011**

Mr. Chagaris swore in the reappointed Planning Board Members (consisting of Mayor Heymann, Councilwoman Amitai, Mr. Sinowitz, Mr. DiDio, & Ms. Isacoff.). Dr. Maddaloni requested a nomination for Chairman of the Planning Board. Motion was made by Ms. Isacoff and seconded by Mr. Pialtos to nominate Mr. Lignos as Chairman. All present were in favor of nomination with the exception of Mr. Lignos who abstained. Mr. Lignos returned to chairing the meeting. Motion was made by Dr. Friedman and seconded by Mr. Pialtos to nominate Dr. Maddaloni as Vice-Chairman. All present were in favor with the exception of Dr. Maddaloni who abstained. Motion was made by Councilwoman Amitai and seconded by Mr. Pialtos to nominate Ms. Mitchell as Board secretary. All present were in favor. Motion was made by Mr. Pialtos and seconded by Councilwoman Amitai to nominate Beatie Padovano, LLC (in the person of Mr. Arthur Chagaris) as Board Attorney. All present were in favor. Motion was made by Councilwoman Amitai and seconded by Dr. Maddaloni to nominate Boswell McClave Engineering (in the person of Mr. Nick DeNicola) as Board Engineer. All present were in favor. Motion was made by Dr. Maddaloni and seconded by Dr. Friedman to adopt 2011 Planning Board Meeting dates. All present were in favor of adoption. Motion was made by Dr. Friedman and seconded by Dr. Maddaloni to adopt 2011 Fee Schedule (which remains the same as 2010.) All present were in favor of adoption. Motion was made by Dr. Friedman and seconded by Mayor Heymann to adopt the Press Journal and the Bergen Record as the official newspapers for the purpose of legal noticing. All present were in favor of adoption. Mr. Lignos spoke of the reformation of the elected subcommittees of the Planning Board. Mayor Heymann commented on the Mini Site Plan Review Subcommittee stating that according to the Borough Ordinance, this specific subcommittee is not formulated correctly. Mr. Chagaris concurred with Mayor Heymann and suggested the ordinance be modified. Mr. Sinowitz commented on same speaking of the options of the subcommittee (which would be to move application to full board or to kick it back to Zoning Officer for approval) Mr. Chagaris commented on a third option (which would be for the review committee to approve application due to hardship). Mr. Lignos made recommendation to continue mentioned subcommittee and request the ordinance committee to draft necessary changes. The 2011 mini-site plan review subcommittee would consist of Mayor Heymann, Mr. Lignos and Dr. Friedman with Mr. Pialtos as an alternate. The other subcommittees' members remained the same as 2010. Mr. Lignos also mentioned that Councilwoman Amitai would continue to serve as Mayor & Council liaison and that a Historic Preservation liaison would be needed at this time. Ms. Isacoff stated she would temporarily serve as Historic liaison. Motion was made by Mr. DiDio and seconded by Mr. Sinowitz regarding reformation of subcommittees and liaisons mentioned. All present were in favor. Ms. Mitchell reminded the members that the financial disclosure forms were included in their folders and to return completed forms to the Borough Clerk's office by February 3<sup>rd</sup>, 2011. The reorganization portion of the meeting was adjourned at 8:28PM immediately followed by the Work Session Portion.

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### **Work Session Portion**

#### **Item # 1**

Block 602, Lot 12

Applicant: Ross Group Holdings, LLC

5 Pearle Road  
Application # P2010-13

Attorney: Mr. Turnamian

Mr. Lignos reminded all that this application was withdrawn. (announced earlier in the meeting).

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### **Item # 2**

Block 1205, Lot 8  
10 Railroad Avenue  
Application # P-2010-17

Applicant: Capital Young Properties, LLC  
Attorney: David Watkins, Esq.

Mr. Watkins stated that he read Mr. DeNicola's report. Mr. Watkins spoke of the proposed reconstruction. Mr. DeNicola commented on the items listed in his letter. Mr. Watkins stated that the site plan would be revised by Mr. Hubschman regarding height issue mentioned. Mr. DeNicola continued to speak of the items listed in his letter specifically commented on needed variances and waivers. Mr. Chagaris stated that the applicant should be prepared to present testimony regarding prior use pertaining to the two lots previously used. Mr. Chagaris also stated that the property record card shows an unheated warehouse and this should be addressed during testimony. Councilwoman Amitai stated that testimony should include buffer zones and the ten foot wall. Mr. Watkins stated that there will not be a ten foot wall and the purpose of application was to reconstruct the property to the way it was prior to the fire damage. Dr. Maddaloni stated that testimony should include truck traffic issues. Mr. Lignos added to Dr. Maddaloni's comment requesting truck traffic, loading activity. Mr. Lignos also stated testimony should include noise and odor issues. Mr. Watkins stated that the Borough's noise ordinance does not comply with the state's requirements. Mr. Pialtos asked about amount of employees and hours of operations. Mr. Watkins stated this would be addressed as part of the testimony. Mr. DeNicola reminded the board that a report was submitted (as part of the recently withdrawn application) regarding environmental concerns. Motion was made by Dr. Maddaloni and seconded by Ms. Isacoff to perfect application with mentioned stipulations. All present were in favor of perfection.

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### **Item 3-Liaison's Reports**

Councilwoman Amitai spoke of the last subcommittee meeting held in which discussion was made regarding hiring RFP planner. Mayor Heymann stated that a request should come from the Planning Board to Mr. Rogan in order to draft RFP. Mr. Lignos asked Mr. Chagaris to prepare letter to Mr. Rogan and to copy subcommittee members on same. Motion was made by Councilwoman Amitai and seconded by Dr. Friedman to permit Mr. Chagaris to prepare and send request to Mr. Rogan regarding RFP planner proposal. All present were in favor of Mr. Chagaris preparing mentioned. Councilwoman Amitai stated that the subcommittee also discussed the Borough's current MasterPlan regarding suggestions of any needed changes. Mr. Lignos stated that the subcommittee should highlight the specific sections within the MasterPlan at their next meeting and then bring it the attention of the full board. Councilwoman Amitai also stated that

the subcommittee discussed “charge for parking spaces”. Mayor Heymann specified how the parking space funds would be utilized speaking of the maintenance of parking areas. Councilwoman Amitai stated that the next subcommittee meeting would be held on January 20<sup>th</sup>, 2011.

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**Item 4- Historic Element to Master Plan**

Mr. Lignos read an e-mail sent from Ms. Bolan from Banisch Associates which stated that Mr. Banisch was unable to attend meeting. Therefore, Mr. Lignos stated this item would be taken off the agenda.

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**Item 5- Open Meeting to Public**

Mr. Rosenblum of 65 Knickerbocker Road asked about the planner which the Borough intended to hire and inquired if this would alter the Master Plan (specifically dealing with the Closter Plaza) Mr. Lignos stated that a change to the Master Plan is not being done at this point.

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Motion was made by Councilwoman Amitai and seconded by Dr. Maddaloni to adjourn Work Session Meeting. The Work Session portion of the meeting was adjourned at 8:55 PM. The Special Meeting portion immediately followed.

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**Special Meeting Portion**

**Item # 1**

Block 2303, Lot 5  
3 Laurence Court  
Application # P2010-16

Applicant: Shemtov  
Attorney: N/A

Mr. Denicola spoke of the items listed in his letter and mentioned the landscaping plan which was submitted by the applicant as requested by the Board. Councilwoman Amitai asked about the proposed seepage pits. Mr. DeNicola commented on installation of seepage pits. Councilwoman Amitai asked Mr. Shemtov to clarify his intentions with planting of trees. Ms. Mitchell read Mr. Cywinski’s (tree expert) letter regarding tree removal and replacement. Mayor Heymann stated she also spoke to Mr. Cywinski regarding same. Mayor Heymann suggested that the Planning Board require tree size be larger than Mr. Cywinski’s request. Mr. Shemtov confirmed that at least ten trees would be replaced. Mr. Rosenblum of 65 Knickerbocker Road asked about the size of the house. Mr. Lignos and Mr. DeNicola stated that the plans include the footprint and that the Zoning officer has approved it for the height. Motion was made by Dr. Maddaloni and seconded by Ms. Isacoff to approve application with mentioned stipulations (including tree bond of \$300.00 per tree). All present were in agreement for approval.

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Motion was made by Mayor Heymann and seconded by Dr. Friedman to adjourn Reorg/Work Session & Special Meeting. Meeting was adjourned a 9:13PM followed by an executive session.

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