

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

**Minutes of Special & Work Session Meeting**

Wednesday,  
July 6<sup>th</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,  
July 6th, 2011

Mr. Lignos, Chairman called the Special/Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, July 6<sup>th</sup>, 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  
Mr. DiDio  
Mr. Baboo-8:30PM  
Mr. Pialtos, 8:49PM  
Ms. Isacoff  
Mr. Sinowitz-8:02  
Mr. Pereira- sworn in @ 8:05PM-(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:

Ms. Stella (alt # 1)

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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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Mr. Chagaris swore in Mr. Pereira as alternate member of the Planning Board. Mr. Pereira gave a brief background of himself and the Board welcomed him.

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Motion was made by Ms. Isacoff and seconded by Mr. DiDio to approve minutes of 05-26-11. All present were in favor of approval with the exception of Councilwoman Amitai and Mr. Sinowitz who abstained. Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to approve minutes of 06-01-11. All present were in favor of approval with the exception of Councilwoman Amitai, Mr. Lignos and Mr. Sinowitz who abstained.

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**Item # 1**

Block 2305, Lot 11.01  
256 Parsells Lane  
Application # P2011-04

Applicant: Freadman  
Attorney: Mr. 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. Neuls spoke of his professional background. Mr. Greenberg and Mr. Neuls spoke of Mr. DeNicola's correspondence. Mr. DeNicola spoke of same. Mr. Greenberg stated that all recommendations would be complied with. Councilwoman Amitai asked about the grade level. Mr. Neuls responded speaking of the proposed walk-out basement. Mr. Lignos spoke of floor area ratio. Mr. DeNicola stated that FAR would have been checked during zoning review. Mr. Sinowitz concurred. Ms. Isacoff asked about existing sidewalks on Parsells Lane. Mr. Neuls responded stating he didn't know. Mr. DeNicola commented on same. Councilwoman Amitai spoke of the side yard setbacks stated on plan. Mr. DeNicola commented on setbacks. Councilwoman Amitai spoke of the third floor calculations. Mr. Lignos stated that this would have been reviewed at the building department/Zoning Officer. Motion was made by Mr. DiDio and seconded by Mayor Heymann to approve soil movement application with mentioned stipulations. All present were in favor of approval. Mr. Lignos informed Mr. Greenberg that soil movement permit would not be released until stipulations are met.

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Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn special meeting and begin Work Session. Special meeting portion was adjourned at 8:30 PM with the Work Session Meeting immediately following.

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**Work Session**

**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 spoke of the application. Mr. DeNicola commented on his letter. Mr. DeNicola stated that additional escrow would be required for review of retaining wall calculations. Ms. Isacoff asked about trees to be removed and requested testimony to be given at hearing regarding same. Councilwoman Amitai asked about the slope of property. Mr. Lignos requested that testimony be given on mentioned. Motion was made by Mayor Heymann and seconded by Ms. Isacoff to deem application complete. All present were in favor of perfection.

**Item # 2**

**Courtesy Review Only**

**A-Block 1608, Lot 8; 340 Homans Avenue-Regarding: Addition to Hillside Elementary School:**

Mr. Chagaris spoke of the purpose/definition of a courtesy review. Ms. Mecca (attorney representing the Board of Education) spoke of the addition to Hillside School. Mr. Watkins (licensed architect) of Wayne, NJ spoke of addition and presented plan. Mr. Lignos asked about the double doors showing on plan. Mr. Watkins responded. Mr. Lignos spoke of an accessible exit. Mr. DiDio also asked about ramp installation. Mr. Lignos suggested thinking about an accessible exit as part of project. Mr. DiDio asked about exterior lighting. Mr. Watkins stated there would be lighting. Mr. Baboo asked about occupancy load limit. Mr. Lignos spoke of a 30 square feet per child requirement. Ms. Mecca stated that the ramp suggestion would be considered.

**B- Block 2102/Lot 37.07 ; 189 Hickory Lane- Regarding: Barn Structure on the McBain Farm Property:**

Ms. Ravit spoke on behalf of the Environmental Commission regarding the proposed barn structure and commented on the green elements of project. Ms. Mayer spoke of the purpose of the proposed structure. Mr. Radick spoke of the site plan. Mr. Lignos suggested that the Historic Preservation Commission give input. Mr. Chagaris asked for clarification of site being owned by the Borough. Ms. Ravit stated it was Borough owned. Ms. Ravit and Mr. Radick continued to speak of the proposed barn structure.

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**3- Resolution approval: 211 Irving Avenue**

Mr. Chagaris spoke of resolution. Mr. DeNicola stated that the applicant has not yet submitted any revisions based on conditions. Mr. Lignos stated that resolution approval will be carried to the August 3<sup>rd</sup> Work Session Meeting.

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**4 Liaison Reports**

Councilwoman Amitai had no comments at this time. Ms. Stella was absent. Mr. DiDio stated that he was all for the proposed barn and complimented the Environmental Commission on all the work they did.

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**5-Open Meeting to Public**

No comments at this time.

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Mr. Chagaris requested to go into executive session. Executive session began at 9:20PM.

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Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to proceed with Work Session Meeting. (Time was 10:21 PM). Mr. Chagaris spoke of LEED certification proposal. Motion was made by Dr. Maddaloni and seconded by Mr. DiDio for Mr. Chagaris to prepare and

forward correspondence to Mr. Rogan regarding LEED ordinance. All present were in favor with the exception of Councilwoman Amitai who was against. Mr. Chagaris spoke of proposed ordinance change to chapter 173 regarding parking. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann for Mr. Chagaris to proceed regarding same. All present were in favor with the exception of Councilwoman Amitai who was against. Mr. Chagaris spoke of preparation of resolution regarding hiring of Borough planner and mentioned that two planners would be hired for different purposes. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann in regards to hiring Banisch Associates and Hakim Associates. All present were in favor with the exception of Councilwoman who was against. Mr. Chagaris spoke of proposed change to chapter 173-27d regarding Site Plan approval before the Board. Mr. Lignos spoke of same and asked Mr. Chagaris for clarification. Mr. Chagaris stated that use change occurring in permitted zones would not have to come before board. Mr. Sinowitz asked for clarification and expressed his concerns. Mayor Heymann commented on same and reminded the board that the subcommittee was no longer an option. Ms. Isacoff spoke of her concerns. Mayor Heymann responded speaking of the Sign Committee which will be discussing /dealing with these sign issues. Motion was made by Dr. Maddaloni and seconded by Mr. Pialtos regarding proposed ordinance change re: Site Plan review. All present were in favor.

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Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to adjourn meeting. Meeting was adjourned at 10:41 PM.

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