

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

Minutes of Work Session Meeting

Wednesday,
March 2nd, 2011
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Mr. Lignos, chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, March 2nd, 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. Sinowitz
Mr. DiDio
Mr. Pialtos, (alt # 2)
Mr. Steinhagen, Acting Board Attorney
Paul Demarest, Acting Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Mr. Baboo
Ms. Isacoff
Dr. Friedman
Mr. Chagaris, Board Attorney
Mr. DeNicola, P.E., Board Engineer
Rose Mitchell, Planning Board Coordinator

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 correspondence titled "Time of Application" and stated that law becomes effective shortly. Mr. Sinowitz spoke of same stating that clarification would be needed regarding when application is considered to be received. Mr. Steinhagen spoke of the definition of the law stating that time begins when application is submitted. Mayor Heymann spoke of how law would effect proposed ordinance changes specifically speaking of the parking space regulations as an example. Councilwoman Amitai spoke of the landscape/buffer ordinance and the need for correction.

Motion was made by Mayor Heymann and seconded by Mr. DiDio to approve minutes of January 5th, 2011. All present were in favor of approval with the exception of Ms. Stella who abstained. Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to approve minutes of January 27th, 2011. All present were in agreement for approval with the exception on Ms. Stella who abstained.

Mr. Lignos stated that first item on agenda (Resolution approval for 10 Railroad Avenue) would be discussed later in the evening.

Item # 1

Block 907, Lot 6
204 High Street
Application # 2011-01

Applicant: 204 High Street, LLC
Attorney: David Watkins, Esq.

Mr. Greenberg was covering for Mr. Watkins to represent application # 2011-01. Mr. Greenberg stated that he reviewed Mr. DeNicola's letter and there are no issues with complying with same. Mr. Lignos reiterated the items listed in letter. The members decided that cross-sections would be important to include. Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to perfect application with stipulations mentioned in Mr. DeNicola's letter. All present were in agreement for perfection. Mr. Lignos informed Mr. Greenberg that the Regular Monthly Meet-ing of March 31st would be cancelled; therefore this application would be heard at the April 6th Work Session/Special Meeting with a deadline for submission being March 24th, 2011.

Item # 2

Resolution Approval/Memorialization for Application # 2010-17, Block 1205, Lot 8,10 Railroad Avenue

Mr. Steinhagen spoke of the minor changes made to the resolution by Mr. Chagaris as per the request of the board members. Motion was made by Mr. Paltos and seconded by Dr. Maddaloni to approve resolution. All members present were in agreement of approval with the exception of Councilwoman Amitai who was not able to vote.

3- Liaison Reports (Council & Historic)

Councilwoman Amitai and Mayor Heymann spoke of the RFP. Mr. Lignos reminded the board that same was mentioned as part of the correspondence list previously in the meeting. Ms. Stella spoke of the status of the 119 Hickory Lane designation and the upcoming proposed designation of 151 West Street. Ms. Stella also spoke of a potential proposed designation on Schraalenburgh Road and upcoming designations on Old Closter Dock Road. Mayor Heymann spoke of the work done by Ms. Rothschild regarding obtaining the oldest tax records. Mayor Heymann thanked the Historic Commission for assisting to obtain records. Mr. Lignos stated that a home owner (of a proposed designated property) should be involved in order to help the review process. Mayor Heymann stated that Mr. Sartori (Construction Official) has informed her that he puts a hold on releasing permits for house demolitions in order to get fed back from Commissions and has suggested this be done in form of an ordinance. Mr. Lignos requested same to be included on the

Subcommittee meeting agenda. Mr. DiDio asked how the new pizza place in town operates without having to come before the Planning Board. Mr. Lignos suggested that Mr. Chagaris inquire of the Zoning Officer and the Construction Official regarding requirements to determine an application needed to come before the board. Mr. Sinowitz commented on same and stated that ordinances should be modified in consideration of proposed businesses. Mayor Heymann spoke of the Site Plan Subcommittee and stated that same should be put in ordinance. Mr. Steinhagen stated that subcommittee may be able to be included in the Bi-Laws.

4- Open Meeting to the Public

There were no comments at this time.

Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to go into closed session immediately following meeting. All present were in favor. Motion was made by Mr. Sinowitz and seconded by Mr. DiDio to adjourn Work Session Meeting. Meeting was adjourned at 8:43 PM with an executive session following.
