

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

Minutes of Regular Monthly Meeting

Thursday,
May 26th, 2011
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Regular Monthly Meeting
Thursday,
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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, May 26th 2011 in the Council Chambers of the Borough Hall to order at 8:05PM. 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 -8:37PM
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Mr. Baboo
Mr. DiDio
Ms. Isacoff
Ms. Stella (alt # 1)-8:47PM
Mr. Pialtos, (alt # 2)-8:13PM
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. Sinowitz

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.

Item # 1

Block 1901, Lot 4
211 Irving Avenue
Application # P2011-03

Applicant: Greenbough, LLP
Attorney: Mr. Watkins, Esq.

Mr. Watkins spoke of application regarding proposed addition to building. Mr. Watkins spoke of Mr. DeNicola's concerns. Mr. DeNicola also commented on his letter dated May 17th, 2011. Mr. Chagaris swore in Mr. Burns of 30 Madison Avenue, Paramus, NJ. (Licensed engineer) Mr.

Burns spoke of proposed addition. Mr. Burns commented on items listed in Mr. DeNicola's May 17th, 2011 letter. Mr. Burns spoke of seepage pit. Ms. Isacoff asked about rain garden installation in place of seepage pit. Mr. Watkins expressed his concerns with children on site. Mr. Burns and Mr. DeNicola also commented on rain garden installation. Mr. Watkins stated he had no objections to installing rain garden. Mr. DiDio asked for clarification of the width and length of the addition. Mr. Watkins stated that this can be asked of the architect. Mr. Lignos asked about mitigation of impervious coverage. Mr. Burns responded speaking of the additional impervious coverage. Mr. Watkins reminded the board that lot is a flag lot. Mr. Rosenblum of 65 Knickerbocker asked about the larger structure of drawing (labeled dwelling on plan) Mr. Burns responded stating that revision has been made to label structure correctly. Mr. Rosenblum asked about driveway. Mr. Burns responded speaking of the width of driveway. Mr. Rosenblum asked about sheds on site. Mr. Watkins stated that sheds are preexisting. Mr. Rosenblum asked if this application was before the Zoning Board. Mr. Watkins responded stating that application was originally sent to Zoning Board but should have been Planning Board; therefore no decision was made by Zoning Board. Mr. Chagaris swore in Mr. Aerell (professional architect) of 118 Main Street, Tappan, NY. Mr. Aerell spoke of his professional background. Mr. Aerell spoke of the proposed addition. Dr. Maddaloni asked for clarification of addition space. Mr. Watkins spoke of the square footage of addition. Mr. Baboo asked about the front door entrance in respect to the driveway. Mr. Aerell responded speaking of the main entrance. Mr. DeNicola asked for clarification of the basement/cellar. Mr. Aerell stated the purpose of cellar would be for storage only. Mr. Lignos asked about site lighting. Mr. Aerell spoke of proposed lighting. Mr. Rosenblum of 65 Knickerbocker Road asked the amount of classrooms. Mr. Watkins stated that number of classrooms will remain the same. Mr. Rosenblum stated that he had no objection to what the school is proposing but had concerns about limitations of expansions. Mr. DeNicola stated that there are limitations (such as impervious area). Mr. Rosenblum spoke of the sheds (which he spoke of earlier in meeting). Mr. Chagaris stated that Mr. Rosenblum's comments should not be part of this application. Dr. Maddaloni spoke of his concerns with impervious coverage and the seepage pit installation. Mr. Lignos spoke of the rain garden installation (which was spoken of earlier in the meeting) Mr. DeNicola commented on same. Mr. Lignos also reminded the applicant's attorney of safety lighting and also suggested shed issues be looked into. Motion was made by Ms. Isacoff and seconded by Mr. DiDio to approve application with mentioned conditions. Dr. Maddaloni asked for clarification of seepage pit/rain garden. Mr. DeNicola stated that he will review design which the applicant's engineer will submit. All present were in favor of approval with the exception of Mayor Heymann and Ms. Stella who were unable to vote. (Due to not hearing the full testimony).

Mr. Chagaris administered oath of office to Mr. Paltos (to move from alternate member to full board member).

Mr. Lignos stated that the Borough attorney suggested that the Planning Board reconsider the LEED escrow amount decided on at prior meeting. Mr. Lignos spoke of basing the escrow on a percentage of the assessed value. Mayor Heymann spoke of same and also mentioned that the council may have other issues regarding LEED ordinance. Mayor Heymann spoke of the effect

this ordinance would have on impervious coverage. Mr. Lignos suggested this item go back to subcommittee.

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to cancel June 30th's Planning Board meeting and conduct a special meeting along with the Work Session Meeting on July 6th.

Mr. Lignos and the Board congratulated Mayor Heymann and Ms. Stella on receiving the HPC accommodation award.

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn Regular Monthly Meeting. Meeting was adjourned at 9:19PM.