

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

**Minutes of Work Session Meeting**

Wednesday,  
May 4<sup>th</sup>, 2011  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
May 4<sup>th</sup>, 2011

Mr. Lignos, chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, May 4<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. Baboo- 8:21  
Mr. Sinowitz-8:06PM  
Mr. DiDio  
Ms. Stella (alt # 1)  
Mr. Pialtos, (alt # 2)  
Mr. DeNicola, P.E., Boswell Engineering  
Mr. Steinhagen, Acting Board Attorney  
Rose Mitchell, Planning Board Coordinator

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

Ms. Isacoff  
Mr. Chagaris-Board Attorney

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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. Mr. Lignos stated that he was saddened to inform the board that Dr. Friedman would be resigning from the Planning Board and mentioned that a plaque would be given to Dr. Friedman for his dedicated service.

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Motion was made by Mayor Heymann and seconded by Mr. DiDio to approve minutes of 04-06-11. All present were in favor of approval.

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**Item # 1**

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

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

Mr. Greenberg was present on behalf of Mr. Watkins. Mr. DeNicola spoke of items in his letter. Mayor Heymann spoke of installing rain garden instead of seepage pit. Mr. DeNicola stated that a rain garden would be a good suggestion. Mr. Greenberg commented on same stating that he would speak to Mr. Watkins. Councilwoman Amitai also commented on rain garden. Mr. Sinowitz spoke of impervious coverage in regards to parking concerns. Mr. Lignos also spoke of impervious coverage. Mr. DeNicola spoke of parking. Councilwoman Amitai spoke of the shed located on nature center property. Mr. DeNicola reminded the board that architectural drawings were not submitted. Mr. Lignos told Mr. Greenberg that architectural drawings should have been submitted at this point. Mr. Greenberg stated that architectural drawings will be submitted prior to hearing. Motion was made by Councilwoman Amitai and seconded by Ms. Stella to perfect application. All present were in favor of perfection with the exception of Mr. DiDio who was against perfection.

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#### 2- Liaison Reports

Councilwoman Amitai had no comments at this time. Ms. Stella spoke of the newly installed street signs. Mr. DeNicola spoke of the county road signs.

#### 3- Discussion regarding LEED Certified buildings- (chapter 200)

Mr. Steinhagen spoke of proposed ordinance regarding LEED Certification. Mayor Heymann commented on same. Mr. Lignos reminded the board of past discussion regarding LEED certified buildings. Mayor Heymann commented on same. Mr. Steinhagen spoke of the Master plan regarding ordinance. Mr. Sinowitz expressed his concerns regarding burden put on applicants who want to improve their homes. The Board continued to discuss LEED Ordinance. Motion was made by Mr. DiDio and seconded by Councilwoman Amitai to recommend LEED Ordinance change for Mayor and Council's adoption with mentioned alterations. All present were in favor with the exception of Mr. Sinowitz who abstained.

#### 4-Open Meeting to Public

Mr. Kashwick of 40 Legion Place and Ms. Ravit of 460 Piermont Road spoke of a resolution recently passed by the Environmental Commission regarding Borough owned conservation zone. Mayor Heymann spoke of conservation zone and stated that Ms. Riccardi of Rogan & Associates recommended an attorney who specializes in this matter be part of the process. Mayor Heymann stated that this would be one of the purposes of hiring a planner attorney. Mr. Lignos asked if this ordinance can be set up without a planner being involved. Mr. Steinhagen stated that the ordinance can be done but he would also recommend a planner be involved. Mr. Kashwick commented on same. Mr. Rosenblum of 65 Knickerbocker asked about conservation zone properties. Mr. Lignos stated that an ordinance still needs to be drafted at this point.

#### 5- Adoption of resolutions:

- A- Parking
- B- Business District
- C- Site Plans

The Board (along with the acting attorney) discussed proposed parking changes. The Board decided to send these (3) items back to Subcommittee and discuss them again at future work session.

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Motion was made by Mr. DiDio and seconded by Mr. Baboo to adjourn meeting. Meeting was adjourned at 9:25PM.

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