

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

**Minutes of Work Session Meeting**

Wednesday,  
October 5th, 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,  
October 5th, 2011

Mr. Lignos, Chairman called the Special/ Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, October 5<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  
Ms. Stella (alt # 1)  
Mr. Sinowitz  
Mr. DiDio- 8:03PM  
Mr. Paltos-8:24PM  
Ms. Isacoff  
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

---

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.

---

Motion was made by Mayor Heymann and seconded by Ms. Stella to approve minutes of 09-07-11. All present were in favor of approval with the exception of Mr. Sinowitz and Mr. DiDio who abstained.

---

**Special Meeting Portion**

**Item # 1**

Block 2212/ Lot 2  
97 Wainwright Avenue  
Application # P-2011-07

Applicant: Diamond Engineering  
Attorney: David Watkins, Esq.

Mr. Greenberg from the Law Offices of David Watkins spoke of Mr. DeNicola's letter regarding soil movement application. Mr. Chagaris swore in Mr. Skrable of 65 Ramapo Valley Road, Mahwah, NJ. Mr. Skrable spoke of revised site plan submitted. Councilwoman Amitai asked for clarification of revision made on site plan. Mr. Skrable stated that the removal of a tree was the only change on plan. Mr. Greenberg confirmed that the soil movement truck route was revised on application. Councilwoman Amitai commented on material used for sidewalk installation. Mr. DeNicola stated that sidewalk replacement was addressed in his letter. Motion was made by Ms. Isacoff and seconded by Councilwoman Amitai to approve application. All present were in favor of approval.

---

### **Item # 2**

Block 1305/Lot 7.01  
136 Oakland Avenue  
Application # P2011-06

Applicant: Recas Academy  
Attorney: David Watkins, Esq.

Mr. Watkins spoke of site plan application. Mr. Chagaris swore in Mr. Burns of 30 Madison Avenue, Paramus, NJ. Mr. Burns spoke of site plan submitted and proposed use of site. Mr. Burns commented on Mr. DeNicola's letter. Mr. Watkins and Mr. Burns continued to discuss application including parking space requirements. Councilwoman Amitai asked about revised site plan submitted and spoke of concrete enclosures. Mr. DeNicola commented on revised site plan submitted. Councilwoman asked about handicap access requirements. Mr. Burns responded. Dr. Maddaloni asked for clarification of item on Mr. DeNicola's letter regarding parking spaces. Mr. DeNicola responded. Mr. Lignos also asked for clarification of parking spaces and spoke of his concerns regarding parking and safety issues. Mr. Watkins commented on same. Councilwoman Amitai spoke of the report submitted by Police Department regarding entrance of driveway. Mayor Heymann expressed her concerns with parking lot and safety of drop-off and pick up of students. Mr. Watkins commented on same. Mr. Rosenblum of 65 Knickerbocker Road asked about classrooms. Mr. Burns responded. Mr. Lignos, Mr. Chagaris and Mr. Watkins spoke of a modified parking plan. Mr. Chagaris stated that additional testimony would be needed regarding parking lot revisions. Mr. Lignos stated that the Planning Board meeting of November 2<sup>nd</sup> can include a special meeting to review revised plans. Councilwoman Amitai spoke of the hours of operation. Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to approve application with mention stipulation (regarding revised parking plan). All present were in favor of approval.

---

Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to cancel the October 27<sup>th</sup> Regular Monthly Meeting. All present were in favor.

---

### **Work Session Portion**

#### **1-Liaison Reports**

Councilwoman Amitai had no report at this time. Ms. Stella spoke of future proposed designations and stated that hearings will take place at the November Historic Preservation Meeting. Mr. DiDio had no report at this time.

---

### 2- Resolution Approval

**A**-Amendment to Article VII of Chapter 173- Mr. Chagaris discussed proposed resolution which will be recommended to the Mayor & Council. The Board commented on same. Motion was made by Ms. Isacoff and seconded by Mayor Heymann to adopt resolution regarding chapter 173 with mentioned revisions. All present were in favor of adoption.

**B**-Amendment to Chapter 200 regarding LEED Certification- Mr. Lignos discussed proposed resolution. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to adopt resolution regarding Chapter 200. All present were in favor of adoption with the exception of Ms. Isacoff who was against adoption.

### 3-Open Meeting to Public

Mr. Boyarsky of 102 Venus Drive thanked the Planning Board for their involvement with amendment to Chapter 173. Mr. Boyarsky spoke of the need for new business to come into town. Mr. Boyarsky spoke of the draft application (spoken of by the board) that applicants would file when applying for business use. Mr. Yae of 140 O'Shaugnessy Lane spoke of the need for the amendment (spoken of) to chapter 173. Mr. Yae spoke of the form that applicants would have to file and expressed his concerns on it being too complicated and restricted for applicants. Mr. Gerber of Westwood (Commercial owner of Closter Property) complimented the Board for making the needed change regarding new business coming into town. Mr. Gerber spoke of a previous application he had before the Board and stated that it is important for the town to be business-friendly. Mr. Brown (from the Closter Chamber of Commerce) supported Mr. Gerber. Mr. Mauer (owner of Ward's/ Terry Lee Togs) spoke of resolution regarding Chapter 173. Mr. Boyarsky of 102 Venus Drive spoke of the Board's issues with parking and stated that people should be encouraged to walk from one location to another within town. Mr. Boyarsky stated that traffic in town is a bigger issue than parking.

---

Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to adjourn meeting. Meeting was adjourned at 10:16PM with an executive session following.

---