

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
April 26th, 2012
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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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, April 26th, 2012 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. Pialtos
Mr. Nyfenger (alt # 2)
Mr. Steinhagen, Acting 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
Ms. Stella (alt # 1)
Mr. Sinowitz
Mr. DiDio
Ms. Isacoff
Mr. Chagaris-Board Attorney

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.

Mr. Lignos made it known to the public that there would be no discussion regarding Hickory Lane.

Item # 1

Block 611, Lot 2
130 Durie Avenue
Application # P-2012-01

Applicant: Parklane Construction
Attorney: Nancy Saccente

Ms. Saccente gave a brief background of application. Mr. Steinhagen swore in Mr. Pitingaro (professional engineer) of 30 Madison Avenue, Paramus, NJ. Mr. Pitingaro spoke of his educational/professional background. Mr. Pitingaro spoke of plans submitted pertaining to

application. Mr. Steinhagen swore in Mr. Seickel of 352 4th Avenue, Westwood, NJ. Mr. Seickel spoke of proposed soil movement transportation. Mr. DeNicola asked for confirmation of DEP permits. Applicant responded speaking of permits received from DEP. Mr. DeNicola spoke of curb/sidewalk requirements. Ms. Saccente and Mr. Pitingaro commented on same. Councilwoman Amitai asked about impervious coverage pertaining specifically to the pool. Mr. Pitingaro responded. Councilwoman Amitai asked about placement of electrical lines. Mr. Denicola & Mr. Pitingaro commented on same. Ms. Saccente stated that revision plans also reflect comments made by environmental commission regarding trees. Mr. Stern of 115 Morris Avenue, Haworth, NJ asked about elevation of property in regards to water runoff/drainage. Mr. Pitingaro responded. Mr. Stern also asked about the pool. Mr. Pitingaro responded. Mr. Steinhagen swore in Ms. Mc Tigue of 124 Durie Avenue, Closter, NJ. Ms. Mc Tigue stated she was very anxious to see house with pool being constructed. Councilwoman Amitai commented on the grade elevation around pool. Mr. DeNicola commented on same. Mr. DeNicola suggested a swale be installed along the rear property line. Motion was made by Mayor Heymann and seconded by Dr. Maddaloni to approve application with mentioned conditions. All present were in agreement of approval.

Item # 2

Block 908, Lot 3 (&4)
56 Whitney Street
Application # P-2012-02

Applicant: Varakian
Attorney: Mark Sokolich

Mr. Sokolich gave a brief background of application. Mr. Steinhagen swore in Mr. Mehrman (professional engineer) of River Edge, NJ. Mr. Mehrman stated that he was testifying on behalf of Mr. Collazuol. Mr. Mehrman spoke of plans submitted, soil movement route and comments spoken of in Mr. DeNicola's letter pertaining to application. Mr. DeNicola suggested that the applicant maintain/install swales on property sidelines. Mr. Lignos asked about tree mitigation. Dr. Maddaloni also asked for clarification regarding tree removal/mitigation. Mr. Mehrman responded stating that applicant would comply with shade tree Commission requirements. Mr. Lignos asked about installation of sidewalks/curbs. Mr. DeNicola stated that proposed curbs/sidewalks were shown on plans submitted. Councilwoman Amitai commented on the proposed impervious coverage. Motion was made by Councilwoman Amitai and seconded by Mr. Pialtos to approve application with mentioned conditions. All present were in favor of approval.

Item # 3

Block 2302, Lot 55
36 Laurence Court
Application # P-2011-08
(Amendment-previously approved)

Applicant: Kim
Attorney: N/A

Mr. Steinhagen asked Mr. Kim for clarification of list received from tax assessor's office regarding notice to neighbors within 200-feet. Mr. Kim confirmed list received. Mr. Steinhagen swore in Mr. Skrable (professional engineer) Mr. Skrable spoke of amended plan regarding application

(originally approved in January 2012). Mr. DeNicola spoke of “net zero runoff” in regards to application and stated that amount of runoff will be reduced based on proposed revisions. Dr. Maddaloni asked about total impervious. Mr. Skrable responded. Councilwoman Amitai asked about previous seepage pits. Mr. DeNicola responded confirming that water runoff will be reduced. Motion was made by Dr. Maddaloni and seconded by Mr. Nyfenger to approve amended application. All present were in favor of approval. (Mr. Paltos excused himself from meeting at 8:51 PM.)

Motion was made by Mayor Heymann and seconded by Mr. Nyfenger to go into executive session for the purpose of personnel matters. (Time was 8:56PM).

Meeting reopened at 9:10 PM. Mr. Steinhagen stated that during executive session the board discussed an employment contract matter to take place with Banisch & Associates, Inc. pertaining to drafting Master Plan amendments. Motion was made by Dr. Maddaloni & seconded by Mr. Nyfenger to approve the hiring of Mr. Banisch for mentioned services. All present were in favor. Mr. DeNicola stated that application received for 40 Johnson Court would have to go before the Mayor & Council before coming before the Planning Board. (wall is placed on Borough right-of-way). Mr. Lignos requested Ms. Mitchell to notify applicant accordingly.

Motion was made by Mr. Nyfenger & seconded by Dr. Maddaloni to adjourn meeting. Meeting was adjourned at 9:14PM.