

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

Minutes of Work Session Meeting

Wednesday,
April 4th, 2012
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Work Session Meeting
Wednesday,
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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, April 4th, 2012 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:

Councilwoman Amitai
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Mr. Baboo (8:09PM)
Mr. Sinowitz
Mr. DiDio
Ms. Isacoff
Mr. Pialtos
Mr. Nyfenger (alt # 2)
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:

Mayor Heymann
Ms. Stella (alt # 1)

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Mr. Chagaris spoke of correspondence received from Mr. Rogan on March 30th regarding AME Zion Church. Ms. Isacoff commented on same. Motion was made by Ms. Isacoff and seconded by Mr. Nyfenger that mentioned ordinance (forwarded by Mr. Rogan) is found to be consistent with the Borough Master Plan. All present were in favor of motion. Mr. Chagaris stated he would notify Mr. Rogan of decision made.

Motion was made by Dr. Maddaloni and seconded by Ms. Isacoff to approve minutes of March 7th, 2012. All present were in favor of approval.

Item # 1

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

Applicant: Parklane Construction
Attorney: Nancy Saccente

Professional Engineer for application had not arrived at this point, therefore Ms. Saccente requested to present application later in meeting.

At this time, Mr. Lignos asked Lt. Winters to give the Board feedback regarding generator noise issues. Lt. Winters spoke of generator usage and stated that it's difficult for Police Department to enforce due to **no** existing decibel level requirements in current noise ordinance and that the Borough does not have any equipment to measure levels. The Board continued to discuss same. Lt. Winters stated that generator noise can be enforced when due to construction taking place (Borough code states that construction can take place between 7AM-7PM).

Item # 2

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

Applicant: Varakian
Attorney: Mark Sokolich

Mr. McCree was in attendance (on behalf of Mr. Sokolich). Mr. Chagaris swore in Mr. Collazuol (professional engineer) of 1610 Center Avenue, Fort Lee, NJ. Mr. DeNicola spoke of his correspondence dated March 28th, 2012. Mr. Collazuol stated that there were no objections to mentioned correspondence. Mr. Lignos asked for confirmation of permit received for removal of trees. Mr. Collazuol stated that permit was issued and mitigation is required. Mr. DiDio spoke of impervious coverage (in regards to sidewalks). Mr. DeNicola clarified that sidewalks are in the Borough right-of-way. Mr. Baboo asked about storm sewers. Mr. DeNicola clarified that section of plan was referring to seepage pits. Councilwoman Amitai asked for clarification of location of seepage pit. Both Mr. Collazuol & Mr. DeNicola clarified. Motion was made by Dr. Maddaloni and seconded by Mr. Nyfenger to deem application complete with mentioned stipulations. All present were in favor of completeness.

At this time, item # 1 was discussed: (130 Durie Avenue Soil Movement Application). Ms. Saccente introduced application. Professional engineer was not present. Ms. Saccente had some questions in regards to Mr. DeNicola's correspondence. Mr. DeNicola responded. Mr. Lignos stated that Mr. Burns would have to clarify at later date. (Since he was not present). Ms. Saccente stated that revised plans would be submitted in regards to engineer comments. Ms. Saccente spoke of concerns regarding curb installation requirements. Mr. DeNicola spoke of existing ordinance regarding curb requirements. Ms. Saccente agreed that this would be discussed further during testimony at the hearing. Ms. Saccente discussed trees on property. Mr. Baboo asked about wetland regulations. Mr. DeNicola responded. Councilwoman asked for clarification of C-1 stream. Mr. DeNicola responded. Mr. Baboo asked about the pool & water table in regards to wetlands. Mr. DeNicola responded. Motion was made by Dr. Maddaloni and seconded by Mr. Nyfenger to deem application complete with mentioned stipulations. All present were in favor of completeness.

3-Liaison Reports

No comments at this time with the exception of mention of success of town clean-up day.

4-Open Meeting to Public

No comments at this time.

5- Approval of Resolutions:

a- Outdoor Café regulations- (see below)

b- Exterior Generators & A/C Compressors- Tabled to future date. Item will be revisited at the next subcommittee meeting.

c- Industrial Zone (District 5)-Mr. Chagaris suggested that this item be tabled to later date. (This would be addressed when planner is involved). Mr. Sinowitz suggested further thought / review be done regarding definition of public garages and that further clarification is needed. Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to hold off on vote on resolutions pertaining to Generators/A/C Compressors & Industrial Zone. (Generators would go back to subcommittee & Industrial Zone would go to planner). All present were in favor. The board continued to discuss resolution regarding Outdoor Café Regulations. Decision was made to research further (other municipalities' ordinances/regulations). Motion was made by Mr. Di-Dio and seconded by Dr. Maddaloni to hold off vote on resolution regarding Outdoor Café regulations until further reviewed by subcommittee. All present were in favor.

Motion was made by Mr. Sinowitz and seconded by Mr. DiDio to go into executive session for the purpose of personnel matters. (Time was 9:03PM).

Meeting reopened at 9:29 PM. Mr. Chagaris spoke of proposal received from Banisch & Associates, Inc. (cover letter dated March 14th, 2012). Mr. Chagaris stated that the Board reviewed proposal during executive session and has agreed to accept with mentioned modifications. Motion was made by Dr. Maddaloni & seconded by Mr. Nyfenger to accept proposal (with mentioned modifications). All present were in favor. Motion was made by Mr. Nyfenger & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:31PM.