

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

Minutes of Work Session Meeting

Wednesday,
February 1st, 2012
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Work Session Meeting
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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, February 1st, 2012 in the Council Chambers of the Borough Hall to order at 8:06PM. 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. Baboo-8:14 pm
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:

N/A

Mr. Chagaris administered oath of office to Mr. Pialtos for the purposes of reappointment to serve as Planning Board Member through the 2015 calendar year.

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Mayor Heymann commented on correspondence regarding ANJEC and encouraged the board to look over information. Mayor Heymann spoke of a proposed future conservation zone. Ms. Isacoff stated that she would speak with environmental commission regarding mentioned. Mayor Heymann also spoke of correspondence she handed out pertaining to Historic Preservation in regards to downtown redevelopment.

Motion was made by Dr. Maddaloni and seconded by Ms. Stella to approve minutes of January 4th, 2012. All present were in favor of approval with the exception of Mr. DiDio and Mr. Pialtos who abstained.

1-Liaison Reports

Councilwoman Amitai stated that a Planning Board Subcommittee meeting recently took place. Mr. Lignos spoke of items addressed at subcommittee meeting such as parking requirements, generators. Mr. Sinowitz stated that zoning is not involved in generator installations. Mr. Lignos stated that discussion regarding generators will be revisited at next subcommittee meeting in regards to sound issues and future proposed zoning requirements. Mayor Heymann and Dr. Maddaloni also spoke of generator installation and subcommittee concerns. Ms. Stella spoke of the Commission's 2011 accomplishments and 2012 goals. (And handed out list of mentioned items).

2-Open Meeting to Public

Ms. Tayeb (new owner of Zendiggi Kebab House) expressed her concerns regarding overly restrictive ordinance requirements pertaining to items such as parking regulations, window signage, and awnings and how mentioned makes it very difficult for business owners.

3- Review/Discussion regarding Historic Nomination of Centennial AME Zion Church

Ms. Rubenfeld-Waldron (member of HPC) requested that this item carry to next month's Planning Board Work Session meeting. Ms. Mitchell reminded the board that resolution was received on January 4th. Mr. Lignos stated that approximately 28 days have passed since receiving resolution and that counting of days will continue on March 7th in regards to responding to the Commission within sixty days. Mr. Chagaris concurred. This item will be carried to the March 7th Work Session Meeting.

Dr. Maddaloni commented on Ms. Tayeb's concerns (spoken of earlier in the meeting). Mr. Lignos also commented on parking & seating ordinances. Councilwoman Amitai spoke of her safety concerns regarding brick wall/window. Mayor Heymann also spoke of her concerns in regards to parking spaces.

4- Discussion regarding Parking Space Requirements

Mr. DeNicola spoke of chart distributed regarding parking space requirements (Closter vs. surrounding towns researched and spoken of by Mr. DeNicola). The Board commented on mentioned and also spoke of restaurant use, amount of seating and amount of parking needed. Ms. Tayeb spoke of seating she currently has in her establishment and what the need would be. Ms. Isacoff & Mr. Lignos commented on same. Ms. Tayeb continued to express her concerns regarding the Borough's restrictive ordinances. Mayor Heymann spoke of the sign ordinance committee and the intention to modify existing ordinance. Motion was made by Councilwoman Amitai and seconded by Mr. Sinowitz regarding preparation of resolution (pertaining to parking spaces) and forward recommendation to Mayor & Council. The Board continued to discuss the proposed parking space ordinance. The Board agreed that comments spoken of will have to be re-visited at next subcommittee meeting. The Board continued to discuss amendments to proposed parking space recommendation. Mayor Heymann suggested holding off sending to Mayor

& Council until all is finalized. Motion was revised to approve spoken of proposed parking space categories and then be sent back to subcommittee to further discuss definitions and possible proposed number changes. All present were in favor (Mr. Baboo was no longer present). Councilwoman Amitai asked if added categories would affect the future Plaza Application. Mr. DeNicola responded stating that only if schools, storage centers, golf course or residential homes were involved. Mr. Lignos stated that proposed change would benefit Plaza application.

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to cancel the February 23rd Planning Board Meeting. All present were in favor of cancellation.

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn meeting and go into executive session. Meeting was adjourned at 9:42 PM with an executive session immediately following.
