

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

**Minutes of Reorganization, Special
& Work Session Meeting**

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

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Reorganization, Special
& Work Session Meeting
Wednesday,
January 4th, 2012

Mr. Lignos, Chairman called the Reorganization, Special & Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, January 4th, 2012 in the Council Chambers of the Borough Hall to order at 8:02PM. 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-8:12 pm
Mr. Sinowitz
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. DiDio
Mr. Pialtos

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 at this time.

Motion was made by Mayor Heymann and seconded by Ms. Isacoff to approve minutes of December 7th, 2011. All present were in favor of approval.

Reorganization for 2012

Mr. Chagaris administered oaths of office for Councilwoman Amitai, Mr. Sinowitz and Dr. Maddaloni as reappointed members of the Planning Board. Mr. Chagaris also administered oath of office for Mr. Nyfenger to serve as new (alternate) member of the Planning Board. Motion was made by Mayor Heymann and seconded by Councilwoman Amitai to nominate Mr. Lignos to serve as Planning Board Chairman.

All present were in favor of nomination with the exception of Mr. Lignos who abstained. Motion was made by Ms. Isacoff and seconded by Mr. Sinowitz to nominate Dr. Maddaloni to serve as Planning Board Vice-Chairman. All present were in favor with the exception of Dr. Maddaloni who abstained. Motion was made by Councilwoman Amitai and seconded by Dr. Maddaloni to nominate Rose Mitchell as Planning Board Secretary. All present were in favor. Motion was made by Councilwoman Amitai and seconded by Dr. Maddaloni to appoint Arthur Chagaris of Beattie Padovano, LLC as Planning Board Attorney. All present were in favor. Motion was made by Dr. Maddaloni and seconded by Ms. Isacoff to appoint Nick DeNicola of Boswell Engineering as Planning Board Engineer. All present were in favor.

Motion was made by Mayor Heymann and seconded by Councilwoman Amitai to approve/adopt mentioned 2012 Planning Board meeting dates. All present were in favor. Motion was made by Mayor Heymann and seconded by Mr. Sinowitz to approve/adopt the 2012 Planning Board fee schedule. All present were in favor. Motion was made by Mayor Heymann and seconded by Dr. Maddaloni to adopt the Bergen Record/ Star Ledger as the official newspapers for the purposes of legal noticing. All present were in favor.

Mr. Chagaris confirmed that the mini-site plan subcommittee was not effective at this time; therefore there will be **no** subcommittee (mini-site plan) for the 2012 calendar year. Motion was made by Councilwoman Amitai and seconded by Dr. Maddaloni to accept the 2012 Ordinance Draft Review Subcommittee to include Mayor Heymann, Councilwoman Amitai, Lenny Sinowitz, Mr. DeNicola (& Ms. Isacoff as an alternate member) All present were in favor. Motion was made by Dr. Maddaloni and seconded by Ms. Stella to accept the 2012 Planning & Zoning Subcommittee to include Mayor Heymann, Councilwoman Amitai, Dr. Maddaloni, (& John Lignos as an alternate member). Mr. DeNicola and Mr. Chagaris will serve on advisory level. All present were in favor. The onsite parking subcommittee is not needed at this time. The Fair Housing (COAH) subcommittee is not needed at this time. Motion was made by Dr. Maddaloni and seconded by Ms. Stella to accept the 2012 Master Plan Implementation Subcommittee to include Mayor Heymann, Councilwoman Amitai, Ms. Isacoff, Mr. DiDio (&Mr. Nyfenger as alternate member). All present were in favor.

Special Meeting Portion

Item # 1

Block 2302/55
36 Laurence Court
Application # 2011-08

Applicant: Kim
Attorney: N/A

Mr. DeNicola spoke of revised plan submitted. Mr. Chagaris swore in Mr. Skrable of 65 Ramapo Valley Road, Mahwah, NJ. Mr. Skrable spoke of soil movement application. Mr. DeNicola spoke of application. Mr. Baboo asked about cultic chamber on plan. Mr. Scrable responded speaking of storm water management. Councilwoman Amitai and Mayor Heymann also asked about cultic chambers. Mr. DeNicola commented on same. Mr. Baboo asked about sump pump drainage. Mr. Skrable responded. Motion was made by Dr. Maddaloni and seconded by Ms. Isacoff to approve soil movement application. All present were in favor of approval.

Work Session Portion

1-Liaison Reports

Councilwoman Amitai had no comment at this time. Ms. Stella spoke of the proposed historic designation regarding the AME Zion Church. Decision was made to include review regarding proposed designation on the February 1st, 2012 Planning Board agenda. Mr. DiDio was not present.

2-Open Meeting to Public

There were no comments at this time.

Motion was made by Dr. Maddaloni and seconded by Ms. Isacoff to cancel the January 26th, 2012 Regular Monthly Meeting. All present were in favor of cancellation.

Mr. Chagaris spoke briefly regarding future proposed development regarding Closter Plaza site. Mayor Heymann commented on same.

Mr. Nyfenger asked for clarification regarding applications before the Planning Board vs. the Zoning Board. Mr. Chagaris responded. Mr. Lignos also commented on types of applications that would come to the Planning Board as opposed to the Zoning Board.

Ms. Mitchell reminded the members that their financial disclosure forms were included in packets and should be returned to the Borough Clerk's office.

Motion was made by Dr. Maddaloni and seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 9:04PM.
