

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular & Special Work Session Meeting
Thursday,
June 28th, 2012
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Regular & Special Work Session Meeting
Thursday,
June 28th, 2012

Mr. Lignos, Chairman called the Regular & Special Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, June 28th, 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:

Mayor Heymann
Councilwoman Amitai
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Mr. Baboo -8:12PM
Ms. Stella (alt # 1)
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:

Mr. Sinowitz

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. No comments were made at this time.

Motion was made by Mayor Heymann and seconded by Ms. Isacoff to approve minutes of June 6th. All present were in favor of approval with the exception of Mr. Nyfenger who abstained.

Regular Monthly Meeting Portion

Item # 1

Block 504, Lot 76
17 Poplar Street
Application # P-2012-04

Applicant: APV-RE Develop.2003-1 Corp.
Attorney: Robert Maloof

Mr. Maloof introduced himself and spoke briefly of the application. Mr. Chagaris swore in Mr. Lantelme of 101 West Street, Hillsdale, N.J. Mr. Lantelme spoke of the soil movement application. Mr. Lantelme spoke of correspondence received from Mr. DeNicola. Mr. DeNicola also commented on same and also spoke of comment received from environmental commission regarding relocation of seepage pit in order to save trees. Mr. Lantelme responded stating that seepage pit can be relocated. Ms. Stella also spoke of trees on Poplar Street. Mr. Chagaris swore in Mr. Papadogiannis of APR-RE Development 2003-1 Corp. Councilwoman Amitai asked about the proposed patio in regards to building coverage. Mr. Lantelme responded. Mr. Neusch of 16 Poplar Street asked about the foundation size. Mr. Lantelme responded. Mr. Neusch asked about trees to be removed. Mr. Lantelme responded. Mr. Lignos reminded Mr. Lantelme of the amount of trees that were approved to be removed according to report submitted by Borough tree expert. Mr. Lantelme continued to speak of tree removal. Mr. Neusch asked about proposed driveway. Mr. Lantelme responded. Mr. Setlik of 50 Cedar Lane asked about water runoff. Mr. Lantelme responded speaking of proposed seepage pits. Mr. Setlik expressed his concerns of water runoff on his property. Mr. DeNicola spoke of proposed swale. Councilwoman Amitai asked about water runoff solution. Mr. Lantelme responded. Mr. Baboo asked about existing impervious coverage. Mr. Lantelme responded. Mr. DeNicola also spoke of water runoff improvement. Ms. Isacoff asked for clarification regarding impact of relocation of seepage pit. Mr. DeNicola confirmed. Motion was made by Dr. Maddaloni and seconded by Mr. Nyfenger to approve application with mentioned stipulations. All present were in favor of approval with the exception of Mr. Baboo who was against.

Item # 2

Block 2103, Lot 5
72 Hickory Lane
Application # P-2012-05

Applicant: Tristani
Attorney: N/A

Mr. Chagaris swore in Ms. Koestner of 61 Hudson Street, Hackensack, N.J. Ms. Koestner spoke of her professional background and also spoke of the soil movement application. Ms. Koestner spoke of correspondence received from Mr. DeNicola. Mr. DeNicola commented on same. Councilwoman Amitai asked about proposed tree removal. Ms. Koestner responded stating that one tree would be removed. Motion was made by Mr. DiDio and seconded by Mr. Pialtos to approve application with mentioned stipulations including DEP approval. All present were in favor of approval.

Item # 3

Block 1901 Lot 26
51 Willow Road
Application # P-2012-06

Applicant: Schwartz
Attorney: N/A

Mr. Chagaris swore in Mr. Hubschman of 263 South Washington Avenue, Bergenfield, N.J. Mr. Hubschman spoke of soil movement application and also spoke of correspondence from Mr. De-

Nicola. Mr. Lignos asked for clarification of existence of a tennis court. Mr. Hubschman responded stating there will not be a tennis court on site. Mr. Hubschman also spoke of proposed tree removal. Mr. DeNicola spoke of the proposed retaining walls. Councilwoman Amati asked about sink holes on site. Mr. Hubschman responded. Mr. Mufson of 79 Everett Street spoke of DEP approval requirement. Councilwoman Amitai asked for clarification of tennis court. Mr. DeNicola responded. Motion was made by Dr. Maddaloni and seconded by Councilwoman Amitai to approve application with mentioned stipulations including DEP approval regarding retaining walls. All present were in favor of approval.

Mr. Lignos announced a five minute recess. (Time was 8:53PM).

Special Work Session Portion

Mr. Lignos called the special work session portion of the meeting to order at 8:59P.M.

Item # 1

Block 2304, Lot 21
40 Johnson Court
Application # P2012-03

Applicant: Spivack
Attorney: N/A

Mr. Hubschman (who was sworn in earlier in the meeting) spoke briefly of soil movement application regarding retaining walls. Mr. DeNicola also spoke of same. Mr. Chagaris confirmed that the Planning Board does have jurisdiction to hear application. Motion was made by Dr. Maddaloni and seconded by Councilwoman Amitai to cancel the July 26th Planning Board meeting and hold a special meeting along with the work session meeting on August 1st (in which this application would be heard). All present were in favor. Mr. DiDio asked about erecting (2) smaller retaining walls instead on (1) 14ft high wall. Mr. Hubschman responded. Mr. DeNicola stated that applicant should request jurisdiction determination from the NJDEP. Councilwoman Amitai requested testimony regarding land slope. Motion was made by Mr. DiDio and seconded by Mr. Baboo to deem application complete. All present were in favor of completeness.

Item # 2

Informal Review- Regarding Block 1607, Lot 1, 19 Ver Valen Street:

Mr. Chagaris spoke regarding definition/purpose of an informal review. Mr. Basralian introduced himself and stated that his firm represented Closter Marketplace, LLC (owner of Closter Plaza). Mr. Basralian introduced Ms. McLean (Chief Investment Officer) of Edens (managing member of Closter Marketplace). Ms. McLean spoke of the background and purpose of Edens and introduced some members of firm. Ms. McLean spoke of project goal and also spoke of other communities where development has taken place. Mr. Caldwell spoke of the plan for proposed project/development and phases of development. Mr. Lignos expressed his enthusiasm regarding proposed project. Mr. Nyfenger asked when application would be submitted. Mr. Caldwell stated that they would like to submit application as soon as possible. Ms. Isacoff asked how K-mart would be affected. Mr. Caldwell responded speaking of the phases of development. Dr. Madda-

loni asked about the intention to connect the Plaza with the downtown area. Mr. Caldwell responded speaking of enhancing landscaping/sidewalks along Ver Valen Street. Ms. Stella asked for clarification of connecting the downtown area to the Plaza. Mr. Caldwell responded. Mr. Nyfenger asked about proposed store fronts on Homans Avenue. Mr. Caldwell responded. Mr. Baboo asked about thought process regarding placement of plazas. Mr. Caldwell and Ms. McLean responded speaking of intention of smaller plaza buildings. Councilwoman Amatai spoke of styles/size of buildings and asked about sidewalks. Mr. Caldwell responded speaking of proposed sidewalks, overhangs, & canopies. Dr. Maddaloni asked about Homans Avenue egress & ingress. Mr. Caldwell responded speaking of access points on Homans Avenue. Mr. Nyfenger asked about indoor mall area. Mr. Caldwell stated there was no intention for indoor seating areas. Mr. Paltos asked about future tenants. Ms. Isacoff asked how development would affect existing tenants. Ms. McLean responded. Mr. DiDio asked about Phase I. Mr. Caldwell responded and also spoke of Phase II & III. Mr. Chagaris asked about the proposed pad building, parking and driveway. A representative of Edens responded. Dr. Maddaloni asked about the existing K-mart space in regards for indoor space. Ms. McClean responded. Mr. Lignos expressed his thoughts regarding Plaza development in regards to sustainability, importance of landscape, pedestrian access, efficient garbage removal, etc. Mr. Lignos also spoke of the connection of the downtown area with the Plaza.

Mr. Lignos announced a short recess. (Time was 9:59PM). Mr. Lignos called the meeting back to order at 10:04PM. (Mr. Baboo & Mr. DiDio were no longer present at this time).

3-Liaison Reports

Councilwoman Amitai stated that there are items on hold which still need to be taken care of. Ms. Stella had no comments at this time.

4-Open Meeting to Public

No comments at this time.

5-Discussion regarding Ordinance amending & supplementing chapter 200 pertaining to limiting schedule A to add provisions for Historic Preservation & amendment to chapter 35 :

Mr. Chagaris spoke of request from Borough attorney's office regarding item # 5. Motion was made by Mayor Heymann & seconded by Councilwoman Amitai to recommend ordinance amendment to Mayor & Council. All present were in favor with the exception of Dr. Maddaloni and Mr. Nyfenger who abstained.

6-Discussion regarding Ordinance amending and supplementing chapter 200 pertaining to LEED certification:

Mr. Chagaris spoke of proposed Ordinance amendment. Motion was made by Mr. Paltos and seconded by Dr. Maddaloni to recommend ordinance amendment to Mayor & Council. All present were in favor with the exception of Councilwoman Amatai and Mr. Nyfenger who abstained.

7-Discussion regarding Ordinance amending and supplementing chapter 200 and chapter A301 pursuant to the recommendations of the Borough planner in furtherance of affordable housing:

Mr. Chagaris explained this item to the members. Mayor Heymann spoke of same. Mr. Chagaris continued to discuss. Mr. Lignos requested Mr. Hakim submit revised version of plan to Mayor & Council. The board continued to discuss. There was no further action taken by the board at this time.

Motion was made by Councilwoman Amatai & seconded by Mr. Nyfenger to go into executive session. (Time was 10:24PM.)

Meeting was reopened at 10:30PM. Councilwoman Amitai reminded Mr. Chagaris that the Outdoor Café ordinance was discussed at last subcommittee meeting and can be voted on at next Planning Board meeting.

Motion was made by Dr. Maddaloni and seconded by Mr. Pialtos to adjourn meeting. Meeting was adjourned at 10:30PM.