

**PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Minutes of Work Session Meeting**

Wednesday,  
June 6<sup>th</sup>, 2012  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
June 6<sup>th</sup>, 2012

Mr. Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, June 6<sup>th</sup>, 2012 in the Council Chambers of the Borough Hall to order at 8:03PM. 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  
Ms. Stella (alt # 1)  
Mr. Sinowitz  
Mr. DiDio  
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. Pialtos  
Mr. Nyfenger (alt # 2)

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Mayor Heymann spoke of correspondence originally sent from Ms. Ravit (regarding water runoff requirements pertaining to rain garden installation). Decision was made to discuss further at the next subcommittee meeting. Mr. Lignos stated that item # 6 (a), (b) & (c) will also be brought back to subcommittee. Mr. Chagaris asked for clarification (regarding item # 9 on agenda also going to subcommittee. Mr. Lignos responded stating that the subcommittee should discuss further. Mr. Chagaris suggested that items # 7 & 8 on agenda (regarding ordinances recommendations) also go back to subcommittee. Ms. Stella commented on item # 7 pertaining to historically designated properties. Mr. Lignos reiterated that items # 6-9 on agenda would go back to subcommittee and be discussed by the full board at future work session meeting. Mr. Lignos announced that the June 28<sup>th</sup>, 2012 Planning Board meeting will also include a special work session meeting (due to holiday in July). Mayor Heymann also spoke of correspondence received from Wycoff Township and suggested that the Board consider same.

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to approve minutes of April 4<sup>th</sup>. All present were in favor of approval. Motion was made by Mayor Heymann and seconded by Ms. Stella to

approve minutes of April 26<sup>th</sup>. All present were in favor of approval with the exception of Mr. Baboo, Ms. Stella, Mr. Sinowitz, Mr. DiDio, & Ms. Isacoff who abstained.

**Item # 1**

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

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

Ms. Tamayne (on behalf of Mr. Maloof) introduced herself to board and spoke of letter received from Mr. DeNicola and stated that all items would be addressed. Mr. Denicola confirmed his comment pertaining to FAR. Councilwoman Amitai asked if patio was included in coverage calculated. Mr. Lignos reminded Councilwoman Amitai that this would be addressed during hearing testimony. Mr. DeNicola also commented of coverage calculations. Ms. Isacoff asked for clarification of tree removal. Ms. Mitchell stated that report regarding tree removal mitigation was included in board packets. Mr. Baboo asked for clarification of building offset calculations (This will also be discussed at hearing). Motion was made by Ms. Isacoff and seconded by Dr. Maddaloni to deem application complete. All present were in favor of completeness.

**Item # 2**

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

Applicant: Tristani  
Attorney: N/A

Mr. Tristani confirmed that he has received letter from Mr. DeNicola. Mr. Zhinin (civil engineer) of 61 Hudson Street, Hackensack, N.J. spoke of comments listed in Mr. DeNicola's letter. Mr. DeNicola reminded the applicant to include FAR in revision plans. Mr. Baboo asked for clarification of drainage ditch/stream. Mr. DeNicola stated that DEP would need to make that determination. Councilwoman Amitai asked for clarification of setback. Motion was made by Mr. DiDio and seconded by Mayor Heymann to deem application complete. All present were in favor of completeness.

**Item # 3**

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

Applicant: Schwartz  
Attorney: N/A

Mr. Neuls (professional engineer) of 263A South Washington Avenue, Bergenfield, NJ stated that letter from Mr. DeNicola was received. Mr. DeNicola commented on same and specifically stated that documentation/confirmation of tennis courts on site is needed. Mr. Lignos asked Mr. Schwartz if there is tennis court on the property. Mr. Schwartz stated that there are remnants of tennis court. Mr. Mufson of 304 Harrington Avenue also spoke of the tennis court and stated that dirt will be cleared in order to determine location of same. Mr. DeNicola continued to speak of items listed in his letter. Mr. Baboo asked about sink holes. Mr. DeNicola responded. Mr.

Baboo also asked about tank on property. Mr. Schwartz responded. Motion was made by Dr. Maddaloni and seconded by Councilwoman Amitai to deem application complete. All present were in favor of completeness.

4-Liaison Reports

Councilwoman Amitai had no comment at this time. Ms. Stella spoke of application before the Historic Commission regarding 119 Hickory Lane.

5-Open Meeting to Public

No comments at this time.

Motion was made by Mayor Heymann & seconded by Councilwoman Amitai to adjourn meeting. Meeting was adjourned at 8:48PM.