

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

Monday,
November 5th, 2012
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Work Session Meeting
Monday,
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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 Monday, November 5th, 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. Sinowitz
Mr. DiDio
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. Baboo
Ms. Isacoff
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. No comments were made at this time.

Mr. Chagaris stated that he received an oral confirmation from Mr. Basralian regarding request to carry Closter Plaza application from November 8th to November 15th. Mr. Chagaris stated that someone from the Board should be present on November 8th to announce to the public that mentioned application will not be heard. Mayor Heymann stated that she would handle it. Motion was made by Councilwoman Amitai and seconded by Mr. DiDio to cancel the November 8th Special Meeting. All present were in favor of cancellation.

Motion was made by Dr. Maddaloni and seconded by Mr. Nyfenger to approve minutes of October 3rd with mentioned correction. All present were in favor of approval. Motion was made by Mr. Nyfenger & seconded by Mr. DiDio to approve minutes of October 25th. All present were in favor of approval with the exception of Mayor Heymann, Dr. Maddaloni, Mr. Sinowitz & Mr. Pialtos who didn't vote due to being absent on October 25th.

Item # 1

Block 2401 Lot 49
679 Closter Dock Road
Application # P2012-09

Applicant: Evar
Attorney: Elliot Urdang

Mr. Urdang spoke of proposed subdivision application. Mr. DeNicola spoke of his letter dated October 24th, 2012. Mayor Heymann spoke of flag lot area. Mr. DeNicola & members of Board discussed same speaking of landlocked lot. Mr. Lignos spoke of frontage of lots. Mr. Urdang responded to the Board's comments/concerns. Mr. Hubschman also commented on mentioned. Mr. Chagaris spoke of required variance needed and requested opinion letter from Mr. Urdang regarding same. Mr. Lignos asked for confirmation regarding lot size & right-of-way. Mr. Urdang responded. Mr. Lignos requested deed be submitted & also requested testimony be given by a planner. Mr. Urdang continued to speak of lots involved in proposed subdivision. Mr. DeNicola also spoke of lots. Councilwoman Amitai asked how these mentioned concerns can be handled. Mr. Chagaris responded speaking of applicant seeking variance. Mr. Urdang spoke of code regarding variance needed. Mr. Lignos expressed his concerns regarding loss of lot frontage. Mr. Urdang responded. Mayor Heymann spoke of changing right-of-way to Public Street. Mr. Chagaris spoke of Borough ordinance regarding lot frontage requirements and also spoke of Board of Adjustment jurisdiction. Mr. Urdang responded also speaking of jurisdiction & reminded the Board that an opinion letter will follow. Mayor Heymann spoke of size of lot pertaining to assessment. Mr. Chagaris stated that a tax ratable argument can not be used as part of land use application. Mayor Heymann responded speaking of use of oversized property. Dr. Maddaloni also spoke of existing & proposed right-of-ways. Motion was made by Dr. Maddaloni & seconded by Mr. Sinowitz to deem application perfected with mentioned stipulations. All present were in favor of perfection.

2-Liaison Reports

Councilwoman Amitai spoke of the "Planning Meeting" that recently took place and mentioned the specific concerns spoken of by business owners. Mayor Heymann commented on same speaking of the importance of Banisch Associates' involvement & his intention to meet with business owners in districts. Mr. DiDio had no comments at this time. Ms. Stella was absent.

3-Open Meeting to Public

No Comments at this time.

Mr. Lignos expressed his concerns regarding the length of time taken by a utility company in a crisis. Mayor Heymann commented on same speaking of how this particular storm was different from past situations. Mayor Heymann also mentioned that Closter was one of the first towns to be taken care of. Mayor Heymann also commended the DPW on their efficiency on clean-up of trees, etc. Mr. Lignos also expressed his concerns regarding reservoirs and suggested a meeting take place with the utility companies. Mr. DeNicola spoke of same speaking of installation of underground electrical wiring. Mr. Lignos & Mayor Heymann continued to speak of same.

4-Approval of Resolution Awarding Contract for Planner to Implement Portions of 2008

Master Plan

Mr. Chagaris reminded all present that the Board had previously approved hiring Mr. Banisch & that the purpose of this vote was to authorize the Mayor & Council to prepare contract for 2012.

Motion was made by Dr. Maddaloni & seconded by Councilwoman Amitai to authorize mentioned. All present were in favor.

Mayor Heymann mentioned that the League of Municipalities Convention has been canceled.

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 8:58 PM.