

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Work Session Meeting**  
Wednesday,  
September 5th, 2012  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
September 5th, 2012

Mr. Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, September 5th 2012 in the Council Chambers of the Borough Hall to order at 7:59PM. 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. Isacoff  
Mr. Pialtos  
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. Stella- (alt # 1)  
Mr. Sinowitz  
Mr. DiDio  
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. No comments were made at this time.

Motion was made by Mayor Heymann and seconded by Dr. Maddaloni to approve minutes of August 1<sup>st</sup>. All present were in favor of approval with the exception of Councilwoman Amitai & Mr. Pialtos who abstained.

1-Liaison Reports

Councilwoman Amitai had no comment at this time. Ms. Stella and Mr. DiDio were absent;

2-Open Meeting to Public

Mr. Brown of Harrington Park (on behalf of the Closter Chamber of Commerce) asked for clarification regarding item # 4 on agenda (Chapter 173, Article 7). Mr. Chagaris responded stating that this will be sent back to Mayor & Council with final recommendations. Mayor Heymann commented on ordinance procedure. Mr. Isaacson of 97 Columbus Avenue asked if an

application for the Closter Plaza has been submitted. Mr. Chagaris responded stating that nothing has been filed at this time. Mr. Isaacson spoke of desired changes of bus routes. Mr. Lignos asked Mr. Isaacson to forward proposed bus route maps to land use office. Mr. Isaacson continued to discuss bus routes and expressed some concerns regarding traffic study being conducted now in comparison with future traffic changes. Dr. Maddaloni asked if the bus companies were agreeable to this. Mr. Isaacson responded stating they were agreeable.

### 3-Discussion regarding Outdoor Café regulations

Mr. Lignos reminded the board that this was discussed at the last meeting Mr. Chagaris spoke of proposed changes as requested by board. Members continued to discuss. Motion was made by Dr. Maddaloni & seconded by Councilwoman Amitai to approve Outdoor Café resolution with mentioned changes. (Mr. Chagaris will revise resolution accordingly).

### 4-Discussion regarding resolution concerning amendment to Chapter 173. Article VII of the Borough Code

Mr. Chagaris spoke of request sent from Borough attorney's office and continued to speak in detail regarding proposed amendment. Councilwoman Amitai spoke of recent Mayor & Council meeting in which this was also discussed. The board continued to discuss also speaking of memorandum submitted by Mr. Kates (Zoning Board Attorney). Mr. Chagaris spoke of the best ways these changes can be handled. The board continued to discuss also speaking of affidavit to be submitted. Mr. Chagaris continued to discuss Mr. Kate's concerns. Motion was made by Councilwoman Amitai and seconded by Ms. Isacoff to notify the Mayor & Council of the acceptance of amendment to code with mentioned changes spoken of. The board also discussed the affidavit that would be included. All present were in favor.

Motion was made by Dr. Maddaloni and seconded by Mr. Pialtos to cancel the September 27<sup>th</sup> Planning Board meeting. All present were in favor.

Motion was made by Dr. Maddaloni and seconded by Mayor Heyman to go into executive session. Executive session began at 9:08PM. Meeting reopened at 9:26PM.

Mr. Chagaris spoke of purpose of executive session which concerned the LEED ordinance and explained to the board how this ordinance would work. Motion was made by Mayor Heymann and seconded by Mr. Pialtos to accept & recommend ordinance to Mayor & Council including mentioned comments by Mr. Chagaris. All present were in favor with the exception of Councilwoman Amitai who was against.

Motion was made by Dr. Maddaloni & seconded by Mr. Pialtos to adjourn Work Session meeting. Meeting was adjourned at 9:30 PM.