

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Special Meeting
July 11th, 2013
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Special Meeting
Thursday,
July 11th, 2013

Mr. Lignos, Chairman called the Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, July 11th, 2013 in the Council Chambers of the Borough Hall to order at 8:00 PM. 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
Mr. DiDio
Ms. Isacoff
Mr. Pialtos
Ms. Stella- (alt # 1)
Mr. Nyfenger- (alt # 2)
Mr. Chagaris, Board Attorney
Mr. DeNicola, Board Engineer
Paul Demarest, Acting Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Mr. Sinowitz
Rose Mitchell, Planning Board Coordinator

Mr. Lignos read the correspondence list and stated that mentioned correspondence will be discussed as part of the Closter Plaza application.

Item # 1

Block 1607 Lot 1 (BL 1310/ L 2)
19 Ver Valen Street (7 Campbell Ave.)
Application # P-2013-03

Applicant: Closter Marketplace (EBA), LLC
Centennial AME Zion Church
Attorney: Mr. Basralian

Mr. Chagaris clarified that this hearing will address intensification of use and spoke of report submitted by Mr. Banisch. Mr. Basralian also spoke of Mr. Banisch's report. Mr. Chagaris swore in Mr. Banisch of 111 Main Street, Flemington, N.J. Both Mr. Basralian & the Board members had no objections to Mr. Banisch testifying. Mr. Banisch spoke of application & review that took place also speaking of Board jurisdiction. Mr. Banisch stated that based on his review/research, application should be before the Planning Board. Mr. Chagaris asked for clarification regarding intensification of use. Mr. Banisch responded.

Mr. Chagaris asked for clarification regarding other items pertaining to application such as permitted uses, building increase, expansion of non-conforming use, etc. Mr. Banisch responded. Mr. Lignos asked for clarification regarding intensification of use. Mr. Banisch responded. Mr. Baboo asked about property subdivision. Mr. Banisch responded. Mr. DeNicola clarified square footage of proposed building. Mr. Basralian also spoke of square footage of proposed project. Mr. Rosenblum of 65 Knickerbocker Road asked if Mr. Banisch found plan to be favorable. Mr. Chagaris stated that mentioned was not appropriate for the planner to answer. Mr. Rosenblum asked how the proposed buildings would impact Main Street. Mr. Banisch responded. Mr. Chagaris also spoke of same. Mr. Isaacson of 97 Columbus Road spoke of his concern regarding proposed housing. Mr. Isaacson asked about proposed building on lot as per submitted plans. Mr. Chagaris responded. Mr. Isaacson asked about potential mezzanine as it pertains to intensification of use. Mr. Banisch responded. Mr. Basralian stated he concurred with Mr. Banisch's report. Mr. Chagaris clarified what the members would be voting on. Mr. Baboo asked for clarification of certain items of Mr. Banisch's presentation. Mr. Chagaris responded. Mr. Nyfenger asked for clarification regarding elements that may send this application to the Zoning Board. Mr. Banisch responded. Motion was made by Mr. Nyfenger & seconded by Dr. Maddaloni to accept Mr. Banisch's report & accept that the Planning Board has jurisdiction for this application. All present were in favor of motion with the exception of Councilwoman Amitai, Mr. Baboo & Mr. DiDio who abstained. Mr. Lignos announced that the next Planning Board meeting will be held on July 18th (Special Meeting) specifically for the Closter Plaza application. Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 8:53 PM.