

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
July 25th, 2013
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
July 25th, 2013

Mr. Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, July 25th, 2013 in the Council Chambers of the Borough Hall to order at 8:03 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- 8:05PM
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Mr. Sinowitz
Mr. DiDio
Mr. Pialtos
Ms. Stella- (alt # 1)
Mr. Chagaris, Board Attorney
Mr. DeNicola, Board Engineer
Rose Mitchell, Planning Board Coordinator

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

Mr. Baboo
Ms. Isacoff
Mr. Nyfenger- (alt # 2)

Mr. Lignos read the correspondence list and asked if any members would like to discuss mentioned. There were no comments at this time.

Mr. Lignos reminded the Board that there will be Planning Board meetings held on August 7th & 8th.

Item # 1

Block 2409, Lot 49
679 Closter Dock Road
Application # P-2012-09

Applicant: Evar
Attorney: Elliot Urdang

Mr. Chagaris spoke of subdivision application as it pertains to board jurisdiction. Mr. Sinowitz spoke of the structures on site. Mr. Chagaris stated that Mr. Urdang has conducted further research which will be presented at this point. Mr. Urdang spoke of issue of jurisdiction. Mr. Urdang submitted (2) property record cards into the record (marking them accordingly). Mr. Urdang also submitted a survey also marking as an exhibit. Mr. Lignos asked for clarification regarding one of the property record cards as it fits

with survey. Mr. Urdang responded stating that survey would supersede property record card. Mr. Urdang reminded Mr. Sonenberg that he had previously testified; therefore he was still sworn. Mr. Urdang asked Mr. Sonenberg about the property pertaining to the structures, time of purchase occupancy, etc. Mr. Sonenberg responded accordingly. Mr. Sinowitz asked about present occupancy regarding cottage structure. Mr. Urdang clarified that present tenant had occupied the space prior to RCCO ordinance being enacted. Ms. Evar (who was sworn in at previous meeting) confirmed that tenant occupied space in the year 2000. Dr. Maddaloni asked if they had been any attempt to contact previous tenants regarding testifying. Mr. Sonenberg stated they were not contacted. Mr. Lignos commented on same speaking of evidence of existing structures (buildings). Mr. Chagaris spoke of rule of evidence referred to as business record. Mr. Sinowitz asked for tenant's name. Ms. Evar responded. Mr. Rosenblum of 65 Knickerbocker Road asked about research conducted by buyer's attorney prior to purchase of property. Mr. Chagaris asked for clarification of questioning. Mr. Sonenberg responded. Mr. Rosenblum also asked about property maintenance in Mr. Sonenberg's absence. Mr. Sonenberg responded. Mr. Urdang spoke again of jurisdiction being before the Planning Board. Mr. Chagaris commented on same also concurring that Planning Board has jurisdiction. Mr. Rosenblum spoke of code regarding one dwelling on property. Mr. Chagaris spoke of code also speaking of the 1980 ordinance. Mr. Rosenblum spoke of clarification of the word "lot" as it pertains to the Closter code. Mr. Chagaris responded. Motion was made by Dr. Maddaloni & seconded by Mr. Paltos regarding the Planning Board having jurisdiction to hear this application. Mr. Sinowitz clarified that the Board had jurisdiction for the purpose of subdivision. Mr. Lignos spoke of ordinance that came into play in 1980. Mr. Sinowitz commented on same. All present were in favor of motion with the exception of Mr. Sinowitz who abstained. Mr. Lignos asked if application can proceed on September 26th. Mr. Urdang concurred.

Motion was made by Mr. DiDio & seconded by Councilwoman Amitai to cancel the September 4th meeting due to the Rosh Hashanah Holiday. All present were in favor of cancellation.

Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 8:59 PM.