

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
June 27th, 2013
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
June 27th, 2013

Mr. Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, June 27th, 2013 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. Baboo
Mr. DiDio- 8:02pm
Ms. Isacoff
Mr. Pialtos-8:04pm
Mr. Nyfenger- (alt # 2)
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:

Ms. Stella
Mr. Sinowitz

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.

Item # 1

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

Applicant: Evar
Attorney: Elliot Urdang

Mr. Lignos announced that applicant's attorney has requested to carry this application to the July 25th Regular Monthly Meeting. Mr. Lignos also mentioned that this application has carried numerous times and suggested that if not heard by next meeting, it should be removed from agenda. Motion was made by Mayor Heymann & seconded by Councilwoman Amitai regarding mentioned. All present were in favor with the exception of Mr. DiDio who abstained.

Item # 2

Block 2302 Lot 43
14 Laurence Court
Application # P-2013-04

Applicant: Goldstein
Attorney: N/A

Mr. DeNicola discussed his letter regarding revisions received and also spoke of proposed tree removal. Mr. Chagaris swore in Mr. Hubschmann of 263 S. Washington Avenue, Bergenfield, N.J. Mr. Hubschmann discussed proposed tree removal & spoke of approval from the Borough's tree expert. Mr. DeNicola stated that a revised landscape plan would need to be submitted prior to release of soil movement approval. Mr. Lignos asked for clarification regarding of trees to be removed. Mr. Hubschmann responded. Councilwoman Amiai also asked about trees. Mr. Hubschmann responded speaking of tree mitigation as per ordinance. Mr. Chagaris swore in Mr. Goldstein (homeowner). Mr. Goldstein spoke of purpose of tree removal & the need for re-grading. Mr. McCarthy of 43 Wainwright expressed his concerns regarding drainage & stated that this issue would need to be remediated. Mr. Hubschmann responded speaking of installation of seepage pits. Mr. DeNicola stated he would notify the DPW regarding drain located at neighboring property. Mr. Isaacson of 97 Columbus Avenue asked about proposed seepage pits and proposed tree removal. Mr. Hubschmann responded. Ms. Isacoff asked for clarification regarding procedure regarding water runoff review. Mr. DeNicola responded. Councilwoman Amitai expressed her concerns regarding location of seepage pits. Mr. Lignos and Mr. DeNicola commented on same. Mr. Lignos also spoke on the proposed elevation of property. Mr. Baboo asked for clarification regarding zero increase in water runoff. Mr. DeNicola responded. The Board continued to discuss water runoff. Mayor Heymann suggested installing a rain garden. Mr. Hubschmann commented on same. Motion was made by Mr. Nyfenger and seconded by Dr. Maddaloni to approve application with mentioned stipulations. All present were in favor of approval.

Item # 3

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

Ms. Mitchell, Mr. DeNicola & Mr. Chagaris spoke of items/revisions submitted regarding application. Mr. Chagaris clarified that one condition was not meet and that all other items were received on June 19th. Mr. Basralian spoke of condition regarding submittal of floor plans & reminded the Board that mentioned could not be supplied due to future tenants not being known also stating that as per ordinance, floor plans are not required and requested this matter be waived. Mr. Lignos asked for clarification regarding parking requirements. Mr. Basralian responded. Mr. DeNicola also spoke of parking requirements. Mr. Basralian stated that proofs needed to be heard regarding mentioned. Mr. DeNicola also spoke of site plan requirements. Mr. Chagaris clarified that perfection took place at prior meeting with mentioned conditions including floor plans submitted. At this time, Mr. Basralian is requesting requirement for submittal of floor plans be waived. Motion was made by Mr. Nyfenger & seconded by Mr. DiDio regarding waiving submittal of floor plans. Mr. Baboo asked if parking proofs would take into consideration property subdivision. Mr. Chagaris responded. Councilwoman Amitai asked if floors plans were submitted in previous Closter Plaza application. Mr. DeNicola responded. Ms. Isacoff spoke of future proposed uses. Mr. Baboo asked for clarification regarding previous submittal of floor plans. Mr. DeNicola responded stating it was based on assumptions. All present were in favor of waiving mentioned condition. Mr. Chagaris clarified that the application would be deemed perfected based on approval to

waive condition. Mr. Chagaris spoke of report submitted by Mr. Banisch and confirmed that this will be discussed at the next meeting. Mr. Basralian requested the July 3rd meeting be cancelled and requested a special meeting for July 11th (at which time mentioned report would be discussed). Motion was made by Mayor Heymann & seconded by Dr. Maddaloni to cancel the July 3rd meeting and hold a special meeting on July 11th. All present were in favor of mentioned.

4- Resolution Memorialization regarding Historic Designation of 421 Durie Avenue

Mr. Chagaris spoke of mentioned resolution. Ms. Isacoff spoke of this matter stating that her vote at previous meeting was based on technical elements of the Master Plan, and believed that hardship to the owners should be considered & she was hopeful that the Mayor & Council will take this into account. Mayor Heymann suggested that Ms. Isacoff attend next Mayor & Council meeting. Motion was made by Dr. Maddaloni & seconded by Ms. Isacoff to approve resolution. All present were in favor of approval with the exception of Councilwoman Amitai & Mr. Baboo who were not qualified to vote & Mr. Nyfenger who abstained.

Mr. Lignos suggested that the Board review the Borough's Master Plan in regards to the Closter Plaza application. Mr. Chagaris clarified that the Board is aware of their responsibilities.

Mr. Nyfenger asked for clarification regarding potential dismissal of the Evar application. Mr. Lignos & Mr. Chagaris responded.

Motion was made by Mr. Nyfenger & seconded by Ms. Isacoff to cancel the July 3rd Work Session meeting.

Motion was made by Dr. Maddaloni & seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 9:07PM.