

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
May 30th, 2013
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Mr. Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, May 30th, 2013 in the Council Chambers of the Borough Hall to order at 8:03PM. 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
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair- 8:05PM
Mr. Baboo
Mr. DiDio
Ms. Isacoff
Mr. Pialto
Ms. Stella- (alt # 1)
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:

Councilwoman Amitai
Mr. Sinowitz

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Mayor Heymann suggested that the members read over the two correspondences pertaining to 421 Durie Avenue.

Item # 1

Block 2401, Lot 49
679 Closter Dock Road
Application # P-2012-09

Applicant: Evar
Attorney: Elliot Urdang

Mr. Lignos announced that this application will carry to the June 27th Planning Board Meeting.

Item # 2

Block 2304, Lot 29
388 Anderson Avenue
Application # P-2013-02

Applicant: Erbeli
Attorney: N/A

Mr. Chagaris swore in Mr. Lantelme of 101 West Street, Hillsdale, N.J. Mr. Lantelme spoke of soil movement application. Mr. Lantelme spoke of variances obtained at the Zoning Board. Mr. DeNicola spoke of revised plans submitted and also commented on transportation route, drainage calculations, and landscape plan submitted. Mr. Lantelme also spoke of landscape plan. Ms. Isacoff asked for clarification regarding landscape plan submitted. Mr. Lantelme responded. Mr. DeNicola continued to speak of landscape plan submitted. Mr. Chagaris swore in Mr. Erbeli (property owner). Mr. Erbeli spoke of approval from the Zoning Board regarding landscape plan. Mr. Lignos commented on same. Mr. Baboo asked for clarification regarding impervious coverage. Mr. Lantelme responded. Mr. DiDio asked about the walkway. Mr. DeNicola responded. Mr. DeNicola asked for confirmation regarding the revised truck route. Mr. Lantelme confirmed. Motion was made by Dr. Maddaloni & seconded by Mr. Nyfenger with mentioned stipulations. All present were in favor of approval.

3- Discussion regarding proposed Historic Designation of Block 1317, Lot 6, One Station Court: Mr. Chagaris spoke of the Borough code regarding Mayor & Council referrals pertaining to proposed Historic designations. Mr. Adriance (HPC Chairman) of 86 Main Street, Bergenfield, N.J. spoke of the proposed designation of 1 Station Court, commented on the background of property. Dr. Maddaloni asked for clarification of use of property and current zoning. Mr. Baboo asked if property has any current designations. Mr. Adriance responded. Mr. DeNicola clarified zone. Mr. Adriance continued to speak of proposed designation and commented on levels of designations. Ms. Isacoff asked how designation would affect use of building. Mr. Adriance stated that use would not be affected. Mr. Lignos asked if property was still being used by Northern Valley High School. Mayor Heymann stated that it was being used by High School. Mr. Lignos asked about term of lease. Mr. Lignos stated he believed it was a long-term lease. Ms. Bouton-Goldberg (HPC member) of 162 Anderson Avenue also spoke of property. Mayor Heymann spoke of the purpose of the Planning Board's input regarding proposed historic designations. Mr. Chagaris stated that there was a hearing conducted by the Historic Commission, at which time the homeowner was notified. Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to recommend designation to Mayor & Council. All present were in favor of recommendation.

4- Discussion regarding proposed Historic Designation of Block 1003, Lot 21, 421 Durie Avenue:

Mr. Schmidt (homeowner) requested to carry due to his attorney not being present. Members discussed. Mr. Chagaris suggested that the Board grant homeowner's request & confirmed that the Board has a total of 60 days to get back to the Mayor & Council. Mayor Heymann confirmed the job of the Planning Board regarding historic designations. Mr. Schmidt responded to Mayor Heymann's comments. Motion was made by Mr. DiDio & seconded by Mr. Paltos to carry discussion to the June 5th meeting. Mayor Heymann reminded the Board that the Borough planner will also be attending the June 5th meeting. All present were in favor of postponement with the exception of Mayor Heymann & Mr. Lignos who voted against.

Motion was made by Mr. DiDio & seconded by Mr. Baboo to go into executive session. Executive session began at 8:57PM. Meeting reopened at 9:34 PM Motion was made by Dr. Maddaloni & seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 9:34PM.