

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session & Special Meeting
November 6th, 2013
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Work Session & Special Meeting
Wednesday,
November 6th, 2013

Mr. Lignos, Chairman called the Work Session/Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, November 6th, 2013 in the Council Chambers of the Borough Hall to order at 8:02 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
Mr. Lignos, Chair
Dr. Maddaloni
Mr. Sinowitz
Mr. DiDio
Ms. Isacoff
Mr. Pialtos
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. Baboo
Ms. Stella- (alt # 1)
Mr. Nyfenger- (alt # 2)

Mr. Lignos read the correspondence list and asked if any members had any comments. There were no comments at this time.

Motion was made by Mayor Heymann & seconded by Mr. DiDio to approve minutes of September 12th. All present were in favor of approval. Motion was made by Mayor Heymann & seconded by Mr. DiDio to approve minutes of September 19th. All present were in favor of approval. Motion was made by Mayor Heymann & seconded by Mr. Pialtos to approve minutes of October 2nd. All present were in favor of approval.

Liaison's Reports

There were no comments at this time.

Open Meeting to the Public

There were no comments at this time.

Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to close Work Session portion of meeting. All present were in favor.

Special Meeting Portion

Item # 1

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

Applicant: Evar
Attorney: Elliot Urdang

Mr. Urdang spoke of ongoing subdivision application also speaking of previous testimony given Mayor Heymann asked about parking issues (expressing her concerns). Mr. Urdang responded. Mr. Lignos asked for clarification regarding right-of-way. Mr. Urdang responded. Mr. DeNicola also commented on same. Mr. Rosenblum of 65 Knickerbocker Road stated his objections regarding application. Mr. Urdang responded to Mr. Rosenblum's comments. Mr. DiDio made recommendation to hire a planner (on behalf of the board). Mr. Chagaris responded to Mr. DiDio's request. Mr. Sinowitz commented on same & stated that he didn't believe a planner was needed at this point. Ms. Isacoff expressed her concerns regarding emergency vehicle access & asked Mr. DeNicola's opinion regarding width of street. Mr. DeNicola responded. Mayor Heymann asked about applicant hardship. Mr. Chagaris responded. Mr. Lignos continued to speak of application also speaking of ordinance pertaining to flag lots. Mr. Paltos spoke of emergency vehicle access. Mr. Lignos responded to Mr. Paltos' comments. Motion was made by Ms. Isacoff & seconded by Mr. Sinowitz to deny application. All present were in favor of denial with the exception of Mr. Paltos who voted against denial & Dr. Maddaloni who abstained (Dr. Maddaloni explained that he was unable to listen to all testimony given due to defective copy of CD).

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