

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Reorganization, Special & Work Session Meeting
Monday,
January 6th, 2014
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Reorganization, Special, & Work Session Meeting
Monday,
January 6th, 2014

Mr. Lignos, Chairman called the Reorganization, Special & Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Monday, January 6th, 2014 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
Councilwoman Amitai
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Mr. Sinowitz
Mr. DiDio
Ms. Isacoff
Mr. Pialtos (8:12 PM)
Mr. Nyfenger
Ms. Stella
Mr. Chagaris-Board Attorney
Mr. DeNicola, P.E., Boswell Engineering
Rose Mitchell, Planning Board Coordinator

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

N/A

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Ms. Mitchell spoke of correspondence received from Ms. Riccardi. Mr. Chagaris spoke of same suggesting invoices be submitted thirty days after resolution vote instead of voice vote. Mr. DeNicola concurred.

Motion was made by Mr. DiDio and seconded by Mayor Heymann to approve minutes of 11-14-13. All present were in favor of approval. Motion was made by Mayor Heymann & seconded by Ms. Isacoff to approve minutes of 12-04-13. All present were in favor of approval. Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to approve minutes of 12-12-13. All present were in favor of approval.

Reorganization Portion of Meeting

Mr. Chagaris administered oath to Councilwoman Amitai, Mr. Lignos, Mr. Nyfenger & Mr. Sinowitz for the purposes of renewing their terms on the Board.

Dr. Maddaloni took over chairing at this point (for purpose of requesting nomination for Chairman). Motion was made by Mr. Sinowitz & seconded by Mr. Nyfenger to nominate Mr. Lignos as Board Chair. All present were in favor with the exception of Mr. Lignos who abstained. At this point, Mr. Lignos took over chairing the meeting. Motion was made by Mr. DiDio & seconded by Mr. Nyfenger to nominate Dr. Maddaloni as Board Vice-Chair. All present were in favor with the exception of Dr. Maddaloni who abstained. Motion was made by Councilwoman Amitai & seconded by Mr. Nyfenger to nominate Ms. Mitchell as Board Secretary. All present were in favor. Motion was made by Mr. Nyfenger & seconded by Mr. Pialtos to nominate Beattie Padovano, LLC (in the person of Mr. Chagaris) as Board Attorney. All present were in favor. Motion was made by Mr. Nyfenger & seconded by Mr. DiDio to nominate Boswell Engineering (in the person of Mr. DeNicola) as Board Engineer. All present were in favor. Motion was made by Mayor Heymann & seconded by Councilwoman Amitai to nominate Mr. Frank Banisch of Banisch Associates, Inc. to serve as board planner (as needed). All present were in favor.

Motion was made by Mr. DiDio & seconded by Mayor Heymann to adopt 2014 Fee Schedule. Mr. Nyfenger asked for clarification of fees. (application, special & escrow fees). Mr. Chagaris & Ms Mitchell responded. Councilwoman Amitai asked for clarification of fee regarding updating tax map. Mr. DeNicola responded. All present were in favor. Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to designate The Bergen Record & the Star Ledger as 2014 official newspapers (for purpose of legal noticing). All present were in favor.

Motion was made by Mr. DiDio & seconded by Mr. Nyfenger to adopt the Ordinance Draft Review subcommittee (consisting of the same members as 2013). All present were in favor. Motion was made by Mr. DiDio & seconded by Dr. Maddaloni to adopt the Planning & Zoning subcommittee (consisting of the same members as 2013). All present were in favor. Mr. Lignos stated that the COAH Subcommittee does not need to be organized at this time. Mayor Heymann spoke of the recent COAH apartments within the Borough & the work being conducting for future COAH housing. Councilwoman Amitai asked for clarification of COAH procedure. Mayor Heymann responded. Mr. Lignos clarified that a COAH subcommittee will be formed when needed. Motion was made by Mr. DiDio and seconded by Mr. Sionowitz to adopt the Master Plan Implementation subcommittee (consisting of the same members as 2013). All present were in favor. Ms. Mitchell reminded the members to make any necessary changes to the contact list distributed. Mayor Heymann announced that Mr. Endres (former PB member) has passed away.

Special Meeting Portion

Item # 1

Block 2105, Lot 19
13 Sherman Avenue
Application # P2013-07

Applicant: Cohen
(on behalf of Homeowner)
Even-Chen/Avtalion
Attorney: N/A

Mr. Chagaris swore in Mr. Martins (Professional Engineer) of 657 Greenway Place, River Vale, N.J. Mr. Martins spoke of soil movement application for the purpose of new construction. Mr. Martins spoke of Mr. DeNicola's report. Mr. DeNicola also spoke of his review letter & stated that revision plans were received. Mr. DeNicola also spoke of revising application to state one tree to be removed. Councilwoman Amitai asked for clarification regarding calculations. Mr. Martins & Mr. DeNicola responded. Councilwoman Amitai asked about shade trees, curbs & sidewalks. Mr. Martins responded.

Mr. Cohen of 7 Taylor Drive asked for clarification of rear yard setback & proposed height of building. Mr. Martins responded. Ms. Burnel of 2 Taylor Drive asked about proposed height as it compares with existing structures in neighborhood. Mr. Martins responded. Ms. Burnel also expressed her concerns regarding drainage and asked about impervious coverage & possible future add-ons (ex: patio, pool). Ms. Ross of 32 Sherman Avenue asked why any trees needed to be removed. Mr. Martins responded stating only one tree would be removed. Ms. Ross also asked who owned the property. The applicant responded. Mr. Cohen of 7 Taylor Drive expressed his concerns regarding size of proposed structure & also expressed his concerns of flooding. Ms. Ross of 32 Sherman concurred with Mr. Cohen's comments. The applicant (Mr. Cohen) spoke of size of proposed structure. Dr. Maddaloni asked Mr. DeNicola's opinion regarding water runoff. Mr. DeNicola responded. Mr. Lignos also asked for clarification regarding water runoff. Mr. DeNicola responded. Mayor Heymann asked about Planning Board's right to enforce in regards to drainage measures. Mr. Lignos responded. Ms. Isacoff asked about proposed swales & driveway drainage. Mr. DeNicola & Mr. Lignos responded. Ms. Isacoff spoke of tress on site. Council woman Amitai asked for clarification regarding elevation. Mr. DeNicola responded. Motion was made by Mr. Sinowitz & seconded by Councilwoman Amitai to approve application. All present were in favor of approval.

Work Session Portion of Meeting

1- Liaison's Report- No comment at this time.

2- Open Meeting to the Public- Ms. Guzman (property manager of 49 Ver Valen Street) spoke of the Closter Plaza application. Mr. Lignos stated that mentioned application is still pending at this time since resolution has not yet been approved. Mr. Lignos also stated that plans can be viewed in the Land Use office.

The Board discussed date(s) that the resolution will be voted on. Mr. Chagaris discussed time limitations. Decision was made to vote on resolution at the January 30th PB meeting.

3- Resolution Amendment- 40 Homans Avenue- Mr. Chagaris spoke of minor revision to existing resolution regarding hours of operation. Motion was made by Mr. Nyfenger & seconded by Mayor Heymann to approve amendment. All present were in favor.

4- Resolution Memorialization- Block 2401, Lot 49; 679 Closter Dock Road- Mr. Chagaris stated that he distributed a revised resolution and commented on revisions made. Motion was made by Ms. Isacoff & seconded by Mayor Heymann to approve resolution. All present were in favor with the exception of Councilwoman Amitai, Ms. Stella & Mr. Nyfenger who weren't qualified to vote.

As discussed earlier in meeting, Mr. Lignos reminded the board that resolution memorialization regarding 19 Ver Valen Street will be included on the January 30th agenda.

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:15 PM.