

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session Meeting
Wednesday,
September 3rd, 2014

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni-Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, September 3rd, 2014 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.

Dr. Maddaloni 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
Dr. Maddaloni
Ms. Stella
Ms. Isacoff
Mr. Pialtos
Mr. Nyfenger
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:

Councilwoman Amitai
Mr. Sinowitz
Mr. DiDio

Dr. Maddaloni read the correspondence list and asked if there were any comments at this time. Mr. Nyfenger spoke of correspondence from Mr. Liebman. Dr. Maddaloni, Mayor Heymann & Mr. Chagaris commented on same.

Motion was made by Mayor Heymann & seconded by Ms. Issacoff to approve minutes of 07-31-14 All present were in favor of approval with the exception of Mr. Pialtos who abstained. Motion was made by Ms. Isacoff & seconded by Mayor Heymann to approve minutes of 08-06-14. All were in favor with the exception of Ms. Stella & Mr. Pialtos who abstained.

Item # 1

Block 2302, Lot 37
4 Laurence Court
Application # P-2014-09

Applicant Oron
Attorney: N/A

Ms. Oron introduced herself. Mr. DeNicola spoke of items in his review letter. Ms. Oron stated that will be unable to attend the hearing due to vacation. Ms. Mitchell requested letter from

applicant regarding who will attend hearing in her place. It was determined that the hearing will take place on October 1st due to holiday on September 25th.

Motion was made by Mr. Pialtos & seconded by Ms. Isacoff to cancel the September 25th meeting & hold a special meeting on October 1st. All present were in favor.

Item # 2

6 Willow Road- Resolution Approval/Memorialization: Motion was made by Mr. Nyfenger & seconded by Ms. Isacoff to approve resolution. All present were in favor of approval with exception of Ms. Stella & Mr. Pialtos who were not qualified to vote.

3- Block 1607, Lot 1 (Block 1310, Lot 2), 19 Ver Valen Street (7 Campbell Avenue):

Review, Analysis, Approval & Execution of Developer's Agreement:

Mr. Chagaris explained the purpose of a Developer's Agreement. Motion was made by Mr. Nyfenger & seconded by Mayor Heymann to execute Developer's Agreement. All present were in favor.

4- Liaison's Report:

a-Discussion regarding Zoning Amendment; b-Discussion regarding Review of Zoning Ordinance(s):

Dr. Maddaloni stated that these items/issues were still being addressed on the subcommittee level & that there will be an upcoming subcommittee meeting. Mr. Nyfenger recused himself from this portion of the meeting due to being a commercial building owner in mentioned zones. Mr. Chagaris concurred that Mr. Nyfenger would need to recuse himself. Dr. Maddaloni asked for clarification regarding Mr. Nyfenger's involvement as a member of the public. Mr. Chagaris responded stating it was best for Mr. Nyfenger not to participate. Mayor spoke of discussion that took place at a previous Planning Board meeting (which took place approximately two years ago); and since then has gone to the Subcommittee, expressing her concerns of the length of time this is taking at the Subcommittee level. Mayor Heymann also spoke of the Council's concerns for business owners & zoning ordinance issues. Dr. Maddaloni commented on same agreeing that the Subcommittee needs to decide on this soon. Mayor Heymann continued to express her concerns on the length of time this is taking.

5- Open Meeting to the Public:

Mr. Brown of the Closter Chamber of Commerce spoke of the last meeting that took place in which the Planner attended & expressed his concerns regarding follow-up of same. Mr. DeNicola responded to Mr. Brown's comments. Mr. Brown continued to speak of his concerns speaking of specific properties. Mr. Chagaris responded to Mr. Brown's comments. Mr. Brown expressed his disappointment regarding action taken. Ms. Isacoff commented on Mr. Brown's concerns requesting more feedback from Mr. Brown. Mr. Brown continued to speak of his concerns. Ms. Isacoff responded. Mayor Heymann also responded to Mr. Brown's concerns, speaking of the importance of the Planning Board taking action on this. Mr. DeNicola responded to Mayor Heymann's comments. Mr. Brown spoke again of the meeting that the planner attended. Mr. Kim of 1 Ruckman Road expressed his concerns of the zoning ordinance(s) & how this is affecting tenancy in his building & how this is become a financial hardship for him. Mr. Chagaris recommended that Mr. Kim go back to Zoning Board to amend application. Mr. Kim spoke

of his concerns regarding ordinance(s). Other members agreed that Mr. Kim would need to return to Zoning Board for an amendment. Mr. Brown concurred with Mr. Kim's concerns speaking again of the importance of zoning ordinance changes. Mr. Brown also spoke of a property on Homans Avenue.

Mr. Nyfenger rejoined the meeting.

Mayor Heymann stated that the loud-speaking system will be upgraded within the next couple of days.

Ms. Stella was thanked for being part of the Board.

Motion was made by Mr. Nyfenger & seconded by Ms. Isacoff to adjourn meeting. Meeting was adjourned at 9:02PM.