

**PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
MINUTES OF REORGANIZATION, WORK & SPECIAL  
MEETING**

Thursday,  
January 3, 2008  
8:00 P.M.

Prepared & Submitted by:  
Lynn Conway,  
Planning Board Clerk

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Mr. John Lignos, Chairman called the Reorganization Work & Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 3, 2008 in the Council Chambers of the Borough Hall to order at 8:07 P. M. 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. Mr. Lignos 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.

Mark Maddaloni, Adrienne Isacoff, Robert Friedman, and Peter Kim took the Oath of Office.

Mr. Lignos vacated the Chair. Dr. Maddaloni asked for nominations for Chairman. Mr. Ouzoonian nominated John Lignos, seconded by Mr. DiDio. There being no other nominations, all members present voted in favor with the exception of Mr. Lignos who abstained.

Mr. Lignos asked for nominations for Vice-Chairman. Mr. DiDio nominated Dr. Mark Maddaloni, seconded by Dr. Friedman. There being no other nominations, all members present voted in favor with the exception of Dr. Maddaloni who abstained.

Mr. Lignos asked for nominations for Secretary. Mr. DiDio nominated Councilwoman Amitai, seconded by Mr. Ouzoonian. There being no other nominations, all members present voted in favor with the exception of Councilwoman Amitai who abstained.

Mr. Lignos asked for nominations for Board Attorney. Councilwoman Amitai nominated Beattie Padavano as represented by Arthur Chagaris, Esq., seconded by Mr. DiDio. There being no other nominations, all members present voted in favor.

Mr. Lignos asked for nominations for Board Engineer. Dr. Maddaloni nominated Boswell Engineering as represented by Nick DeNicola, P.E., seconded by Councilwoman Amitai. There being no other nominations, all members present voted in favor.

Mr. Lignos asked for comments on the 2008 Meeting Dates and Deadlines. Mr. DiDio made a motion to adopt, seconded by Dr. Friedman. All members present voted in favor.

Mr. Lignos asked for comments on the 2008 Fee Schedule. Dr. Friedman made a motion to adopt, seconded by Councilwoman Amitai. All members present voted in favor.

Mr. Lignos asked for comments on the 2008 Official Newspapers. Mr. Chagaris stated that if the Press Journal is a free newspaper then it cannot be the official publication, it must have a paid circulation like the Bergen Record. It was decided that the Bergen Record would be the official newspaper. A motion to adopt was made by Mr. DiDio and seconded Dr. Friedman.

The following Planning Board members and professional persons were present at the meeting:

John Lignos, Chairman  
Dr. Mark Maddaloni Vice Chairman  
Councilwoman Victoria Amitai, Secretary  
Adrienne Isacoff, Esq.  
Robert DiDio  
Antranig Ouzoonian  
Peter H. Kim, Alternate No.2  
Dr. Robert Friedman  
Arthur Chagaris, Esq., Planning Board Attorney  
Nick DeNicola, P.E., Boswell Engineering  
Lynn Conway, Planning Board Clerk

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

Honorable Sophie Heymann, Mayor  
Christine Procida

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Prior to the meeting, members received copies of correspondence for their review and comment.

Dr. Friedman referred to the correspondence on the permit renewal for Miele Sanitation. He stated that the last couple of summers have been pretty bad as far as the odor and the 40 foot trailers coming up and down the road. Dr. Maddaloni stated that he also has called the police about the same thing. Mr. Lignos stated that Dr. Friedman could either discuss it with the neighbors who are also affected or ask the DEP for an extension so that it could be brought to the attention of the Planning Board for comment. Dr. Friedman made a motion that a letter be sent to the DEP for an extension so that the Planning Board have time to comment. Dr. Maddaloni seconded the motion. All members present voted in favor. Mr. Lignos asked Mr. Chagaris to send a letter for the request.

Mr. Lignos referred to the correspondence on the invitation to the dinner to honor former Mayor Fred Pitofsky. He stated that Mayor Pitofsky has served the community and anyone wishing to be part of this event should hold the date open.

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Mr. Lignos asked for comments on the November 29, 2007 minutes. Mr. DiDio motioned to approve the minutes seconded by Ms. Isacoff. All members present and having attended that meeting voted in favor.

Mr. Lignos asked for comments on the December 5, 2007 minutes. Mr. DiDio motioned to approve the minutes seconded by Dr. Friedman. All members present and having attended that meeting voted in favor.

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7. Block 1312, Lot 18  
222 Closter Dock Road

Applicant: C2 Systems, Inc.  
Attorney: Representing themselves

This mini site plan review was submitted on November 13, 2007. Review began on December 5, 2007. Further review is scheduled for January 3, 2008. Mr. Lignos stated that the subcommittee met but being they were not a formal body they did not render a decision. He stated that the applicant was looking to put in an educational program. Mr. Lignos stated that they were informed that there is to be no more than about three children per class and not more than five classes and adults. He stated that they stipulated that all pick up and drop off be done at the rear of the building and not on Closter Dock Road. Mr. Lignos

stated that they also reviewed the parking and that there be a fee to be contributed to the parking fund. He stated that they also required adequate lighting and a paved and striped parking lot. Mr. DeNicola stated that the Borough is trying to do improvements to that parking lot and is requesting easements to accomplish this. He stated that the Borough attorney would be able to tell them who has given the easements for that lot. Mr. Lignos stated that the application would be adjourned until they had more information concerning this. Dr. Maddaloni stated that another business like this instead of retail is what is slowly strangling the downtown area and that he felt the Planning Board should attempt to change this. Mr. Lignos agreed but stated that it is a permitted use.

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8. OPEN TO THE PUBLIC: There were none wishing to be heard.

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9. Mr. Lignos closed the Work Session Meeting at 9:01p.m. and called the Special Meeting to order.

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10. Block 1607, Lot 1  
19 Vervalen Street  
Case No. P-2007-22

Applicant: K-mart  
Attorney: Francis J. DeVito

This final site plan approval application was filed on July 26, 2007 and perfected on October 3, 2007. Submission were received on November 20, 2007. Hearings began on November 29, 2007 and were adjourned to the January 3, 2008 Re-organization, Work and Special Meeting. The Board granted withdraw of the application.

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11. Block 2205, Lot 6  
256 Anderson Avenue  
Case No. P-2007-21

Applicant: Doyeon Kim  
Attorney: Representing himself

This major soil movement application was filed on July 18, 2007 and deemed complete on August 1, 2007. Hearing began on August 30, 2007 and was adjourned to the September 27, 2007 Regular Monthly Meeting. The Board accepted postponement to the January 31, 2008 Regular Monthly Meeting.

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12. Block 510, Lot 16  
29 Hawthorne Terrace  
Case No. P-2007-26

Applicant: Dae Ung Kim  
Attorney: James Capporino

This major soil movement application was filed on November 5, 2007. This application was perfected on January 5, 2007 and scheduled for hearing at the January 3, 2008 Reorganization, Work and Special meeting. Submissions were received on December 19, 2007. The Board granted postponement to the January 31, 2008 Regular Monthly Meeting.

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13. Block 1305, Lot 6  
245 Closter Dock Road  
Case No. P-2006-21

Applicant: Henry Kim  
Attorney: Jung-Ho Yae, Esq.

This minor site plan application was filed on August 23, 2006 and deemed incomplete on September 6, 2006. Submissions were received on February 21, 2007 and March 16, 2007. This application was perfected on March 7, 2007. Hearings were held on April 26, 2007, May 31, 2007, July 26, 2007 and October 25, 2007 at which time the Board voted to approve. A memorialization resolution is being prepared and will be distributed when available. Mr. Chagaris stated that the applicant never complied

with the conditions of the prior approval and that if they don't comply by the next meeting that the application be denied. Mr. Lignos asked for any objections to this. There were no objections. The application has until January 23, 2008 to submit a revised plan.

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14. LIAISON'S REPORT: Nothing to report at this time.

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15. ORDINANCE DRAFT REVIEW SUBCOMMITTEE: Scheduled to meet January 17, 2008 at Councilwoman Amitai's home at 7:30p.m.

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16. MASTER PLAN SUBCOMMITTEE: Ms. Isacoff stated that they are trying to coordinate meetings with Jeremiah Bergstrom and Richard Preiss. She stated that they are attempting to have Richard Preiss have a Special Meeting prior to Jeremiah having a public meeting to educate the public. Mr. Lignos stated that the subcommittee job is fact find and report to the full Board and that the sequence of the meetings should not have a bearing on it. He stated that having Mr. Bergstrom's meeting first should be fine. Ms. Isacoff stated that they are planning a meeting to be held at the library and will be advertising. Mr. Lignos stated that it would be a good idea to advertise in the Bergen Record. He also stated that to let them know when Mr. Preiss would be attending so they can plan sufficient time for his presentation.

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17. BY LAWS: To be reviewed at the February 6, 2008 Work Session Meeting to give the Board a chance to review them.

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18. MUNICIPAL LAND USE INSTRUCTION: To be discussed at the March 5, 2008 Work Session Meeting.

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There being no further business to come before this Board, a motion to adjourn was made by Dr. Maddaloni, seconded by Councilwoman Amitai. All members present voted in favor and the meeting adjourned at 9:16 P.M.