

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Reorganization, Special & Work Session Meeting
Thursday,
January 03, 2013
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY
Reorganization, Special, & Work Session Meeting
Thursday,
January 03, 2013

Mr. Lignos, Chairman called the Reorganization, Special & Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 3rd, 2013 in the Council Chambers of the Borough Hall to order at 8:02PM. 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. Baboo
Mr. Sinowitz
Mr. DiDio
Mr. Paltos (8:05 PM)
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:

Ms. Isacoff
Ms. Stella- (alt # 1)
Mr. Nyfenger- (alt # 2)

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. No comments were made at this time.

Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to approve minutes of November 29th, 2012. All present were in favor of approval.

Reorganization Portion of Meeting

Mr. Chagaris administered oath to Councilwoman Amitai & Mr. Sinowitz for the purposes of renewing their terms on the Board. (Ms. Stella was not present & will be administered oath at next meeting).

Dr. Maddaloni took over chairing at this point (for purpose of requesting nomination for Chairman). Motion was made by Mr. Paltos & seconded by Mayor Heymann 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 Councilwoman

Amitai 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 Mayor Heymann & seconded by Councilwoman Amitai to nominate Ms. Mitchell as Board Secretary. All present were in favor of nomination. Motion was made by Mr. DiDio & seconded by Mr. Pialtos to nominate Beattie Padovano, LLC (in the person of Mr. Chagaris) as Board Attorney. All present were in favor of nomination. Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to nominate Boswell Engineering (in the person of Mr. DeNicola) as Board Engineer. All present were in favor of nomination.

Motion was made by Councilwoman Amitai & seconded by Mr. Sinowitz to adopt 2013 meeting dates. All present were in favor of adoption. Motion was made by Dr. Maddaloni & seconded by Mr. Pialtos to adopt 2013 Fee Schedule. Ms. Mitchell confirmed that fees remain the same as 2012. Mayor Heymann discussed possibility of increasing escrow fees instead of requesting additional escrow further down the line. Mr. Chagaris & the Board continued to discuss. All present were in favor of adoption. (Fee schedule will remain as is). Motion was made by Mayor Heymann & seconded by Dr. Maddaloni to designate The Bergen Record & the Star Ledger as 2013 official newspapers (for purpose of legal noticing). All present were in favor.

Mr. Lignos reminded the Board that the Mini-Site Plan review subcommittee was no longer in effect. Motion was made by Councilwoman Amitai & seconded by Mr. DiDio to adopt the Ordinance Draft Review subcommittee (consisting of the same members as 2012). All present were in favor. Motion was made by Mayor Heymann & seconded by Mr. Sinowitz to adopt the Planning & Zoning subcommittee (consisting of the same members as 2012). All present were in favor. Mayor Heymann spoke of proposed adoption of a recent bill regarding subcommittee requirements and expressed concerns of mentioned. Mr. Lignos stated that the COAH Subcommittee will remain dormant at this time. Motion was made by Mr. DiDio and seconded by Mayor Heymann to adopt the Master Plan Implementation subcommittee (consisting of the same members as 2012). All present were in favor. Mr. Lignos stated that the liaisons will remain the same. (Councilwoman Amitai on behalf of Mayor & Council; Ms. Stella on behalf of Historic Preservation Commission ;& Mr. DiDio on behalf of the Environmental Commission).

Special Portion of Meeting

At this time, Mr. Lignos announced that there will not be a special meeting due to applicant's attorney requesting to carry application (679 Closter Dock Road) to the January 31st Planning Board meeting.

Work Session Portion of Meeting

Item # 1

Block 2211, Lot 26
37 Mac Arthur Avenue
Application # 2012-10

Applicant: Pars Holding, LLC
Attorney: David Watkins

Mr. Chagaris announced that Mr. Watkins was unable to attend meeting; but has agreed to comply with all items listed in Mr. DeNicola's review letter. Mr. Chagaris confirmed that an application is permitted to be perfected (or denied perfection) in the absence of an attorney. Mr. DiDio asked about underground utilities. Mr. DeNicola responded stating that mentioned is not a soil movement issue. Councilwoman Amitai asked about ownership of fence. Mr. Lignos stated that this can be addressed during testimony at the hearing. Mr. DiDio asked about water runoff. Mr. DeNicola responded. Mayor Heymann spoke of the slope on property, water runoff & proposed basement. Motion was made by Councilwoman Amitai and seconded by Mr. DiDio to perfect application. All present were in favor of perfection.

Item # 2

Block 1608, Lot 8
340 Homans Avenue
Conceptual Review Only

Hillside School

Mr. Lignos spoke of the purpose of a conceptual review. Mr. R. Watkins (licensed architect) stated he had testified before the Closter Planning Board in the past. Mr. Watkins spoke of plans submitted and proposed scope of work. Mayor Heymann asked what the purpose was for proposed additional classroom. Mr. Iappelli (School Business Administrator) responded speaking of the reason for the proposed classroom. Mayor Heymann reminded Mr. Iapelli that a conceptual review was conducted by the Planning Board approximately one year ago. Mr. Iapelli stated that the school did not anticipate the demand for an additional class. Mr. Lignos also commented on the need for additional classroom & asked what the need may be in the future. Mr. Iappelli responded also speaking of age group of children, staffing, benefits of classroom, funding, etc. Mr. Pialtos asked if plans would have to be revised for security purposes. Mr. Iappelli responded speaking of the potential installation of solid door. Mayor Heymann asked about driveway access. Mr. Iappelli responded. The Board thanked Mr. Iappelli & Mr. Watkins for their presentation.

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

4- Open Meeting to the Public- No comment at this time

Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:00 PM.