

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Regular Monthly Meeting**  
Thursday,  
January 30<sup>th</sup>, 2014  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday,  
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Mr. Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 30<sup>th</sup>, 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.

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 -8:05PM  
Ms. Isacoff  
Mr. DiDio- 8:02PM  
Mr. Nyfenger  
Ms. Stella- (alt # 1)  
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:

Mr. Pialtos

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.

Mr. Chagaris swore in Mr. Pereira for the purpose of appointment as (alternate) member of the Planning Board. Mr. Pereira gave a brief background of himself.

Resolution Approval: Application # P2013-03- Block 1607, Lot 1, 19 Ver Valen Street:

Mr. Chagaris spoke of finalized resolution. Mr. Nyfenger asked for clarification on specific items of resolution. Mr. DeNicola & Mr. Chagaris responded. Mayor Heymann spoke of proposed lighting. Mr. Lignos commented on same also stating that application was approved with stipulations mentioned in resolution. Councilwoman Amitai spoke of trees & landscaping. Mr. Denicola responded stating that mentioned was approved as per plans submitted. Councilwoman Amitai asked for clarification regarding bond/developer's agreement. Mr. DeNicola responded. Mr. Sinowitz asked for clarification regarding revision dates. Mr. Chagaris responded. Board members also spoke of a few typos within the body of resolution & correction of district #. Mr. Chagaris stated that corrections will be made. Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to approve resolution with mentioned corrections. All present were in favor of approval with the exception of Mr. Nyfenger who abstained.

Motion was made by Dr. Maddaloni & seconded by Mr. Nyfenger to cancel the February 5<sup>h</sup>, & February 27<sup>th</sup> 2014 Planning Board meetings. All present were in favor of cancellation.

Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to adjourn meeting.  
Meeting was adjourned at 8:29PM.