

**PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY**

**MINUTES OF  
Regular Monthly Meeting**

Thursday,  
**August 27<sup>th</sup>, 2009**  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY

MINUTES OF THE WORK SESSION MEETING

Wednesday,  
August 27<sup>th</sup>, 2009  
8:00 P.M.

Mr. John Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, August 27<sup>th</sup>, 2009 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. 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:

Councilwoman Amitai (8:15PM)  
Mr. Baboo (8:11PM)  
Mr. Lignos, Chairman  
Dr. Maddaloni, Vice-Chair  
Ms. Isacoff  
Dr. Friedman  
Mr. DiDio  
Mr. Ouzoonian  
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:

Mayor Heymann

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Mr. Lignos read list of correspondence.

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**Item # 1**

Block 1008 Lot 2  
434 Demarest Avenue  
P-2009-01

Applicant: Gerber Auto  
Attorney: David Watkins

Mr. Watkins introduced himself and briefly discussed application and the applicant's intention of mentioned site. Ms. Rose Tubito introduced herself (present on behalf of Mr. Pierce) She stated

her issues concerning application. Mr. Chagaris stated that the applicant's attorney will present his witnesses at this time. Ms. Tubito responded and referred to **173-30b, 1&2**. Mr. Chagaris asked Ms. Tubito to proceed in stating her objections for the record. Ms. Tubito stated the following objections **1-** This application should be before the Board of Adjustment instead of the Planning Board. (due to change of use issue). **2-** This site is contaminated and should require a "no further action letter". **3-** This Site is on a county road. (requiring approval report from the county). Mr. Chagaris swore in Ms. Andrea Piazza of 2-14 Fairlawn Avenue, Fairlawn, NJ. Ms. Piazza stated she was a licensed engineer in N.J. Mr. Watkins commented on requirements of site and Ms. Piazza concurred that application does comply. Mr. Watkins labeled first exhibit (referring to **revision 1, dated 2-25-09**). Ms. Piazza commented about what currently exists on site. She then spoke of the proposed addition. Mr. Watkins asked Ms. Piazza questions in regards to requested variances. Ms. Piazza responded. She commented on the work that gets done outside of the building" (**based on her site visits**). Mr. Watkins asked additional questions "ex: benefits of applicant running business inside, use of space) Ms. Piazza responded. Mr. Watkins and Ms. Piazza commented on Mr. De Nicola's letter **dated April 29<sup>th</sup>, 2009**. Mr. Watkins and Ms. Piazza commented on the soil movement requirements for said application. Mr. Watkins and Ms. Piazza specifically referred to the N.J. DEP no further action item and labeled the exhibit accordingly (**A-2**). Ms. Piazza spoke of six photos taken by her earlier this year (labeled exhibit **A-3**). Ms. Piazza spoke of the existing and proposed parking spaces. And also spoke of the intention for curbs. Mr. Chagaris asked for clarification of the proposed bay parking. Ms. Piazza clarified. Ms. Piazza spoke of the topography of the property. Mr. Lignos asked the board members if they had questions regarding Ms. Piazza's testimony. Mr. Ouzoonian asked about the impervious coverage. Ms. Piazza confirmed that impervious coverage was "maxed out". Mr. Ouzoonian asked about the gravel proposal as opposed to asphalt. Ms. Piazza responded. He also asked about the entrance for emergency vehicles. Ms. Piazza stated that the front of the building would not be changing. (Mr. Watkins confirmed that the proposed addition will be at the rear of the building.) He also asked if tractor trailers will be serviced (**ex: eighteen wheelers**). Ms. Piazza stated that there will not be trailers that big in size. He also asked about the additional proposed height. Mr. Watkins and Ms. Piazza stated that said question can be answered by architect. Dr. Friedman asked about the water table height. Ms. Piazza commented on the inlet regarding water flow. He also asked about the DEP list for the contaminated site. Mr. Watkins stated that there is no further action required. Mr. DiDio asked about the proposed lighting. Ms. Piazza responded in regards to the overlapping between Rockland Electric's existing and the applicant's proposed lighting. He also asked about the length of the existing bays. Ms. Piazza stated that the architect would testify on said. Councilwoman Amitai referred to the police department's concerns (**re: parking spaces.**) and asked how mentioned would be resolved. Ms. Piazza responded mentioning proposed parking spaces. Councilwoman Amitai asked for confirmation of parking spaces. Ms. Piazza stated there were thirteen spaces in back for customers and seven for employees. She stated that the length of proposed spaces could be increased. Councilwoman Amitai asked where the closest resident zone was. Ms. Piazza stated that the resident zone was located across the street (**approximately 100 feet**). Dr. Maddaloni asked about the facility directly to the east of property. Ms. Piazza responded referring to **photo # 4** previously mentioned. Ms. Isacoff asked if there would be an expansion of business as a result of the proposed addition. Ms. Piazza stated that the applicant is not proposing to expand the operation. Mr. Watkins also spoke of said issue regarding Ms. Isacoff's question. Mr. Baboo asked if the proposed addition would bring in

larger vehicles. Ms. Piazza stated that the intention was to have the size vehicles which already exist. (change in size of vehicles is not intended). Mr. Watkins stated that applicant will stipulate that larger vehicles would not be serviced. Mr. Baboo also asked about the "NFA" and if there were monitoring wells on site. Ms. Piazza stated that she was unable to testify to said question. Mr. Lignos asked about the driveway width requirement. Ms. Piazza. Ms. Piazza responded mentioning the size of the trailers keeping in mind the size of mirrors. Mr. Lignos asked about existing and proposed doors in regards to what can be given up for landscaping purposes. Ms. Piazza responded. Mr. Lignos asked if an attempt was made to purchase the small piece of irregular bump out. Ms. Piazza did not recall. Mr. Watkins stated that no attempt was made to purchase bump out. Dr. Maddaloni asked if the new addition would be heated with the same waste oil furnace that is used for the existing building. Ms. Piazza stated that said question should be addressed to the architect. Dr Maddaloni mentioned that specs for furnace should be submitted. Mr. Lignos opened the meeting to the public's questions regarding Ms. Piazza's testimony. Mr. D'Amico (next door to applicant's building) asked about the vehicles that will be serviced (regarding entrance & exit). Ms. Piazza responded speaking of front service bays. Mr. O'Brien (owner of DTR Automotive) asked about the drainage pipe. Ms. Piazza responded and stated that water runoff would not increase. She commented on the two trench drains that would be installed. She also stated that grades at the rear of the property would not be changing. Mr. De Nicola commented on the testing that would be required regarding drainage issues. Mr. Jesse Rosenblum of 65 Knickerbocker Road asked if any work is done outside at present and what percent is done in front of site and what percent is done in rear of site. Ms. Piazza stated that said question should be asked of the applicant (Mr. Gerber). Mr. Watkins confirmed that Mr. Gerber would be sworn in for testimony at a later date. Mr. Rosenblum asked for confirmation of the purpose of proposed addition. Ms. Piazza responded stating her previous testimony given. Mr. Rosenblum asked about considerable investment made. Mr. Chagaris told Mr. Rosenblum that said question was not relevant. Mr. Lignos announced that this application will continue on September 24, 2009.

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Motion was made by Mr. DiDio and seconded by Ms. Isacoff to enter into an executive session. (Time was 10:05 PM). Mr. Lignos announced that he would be leaving because he was recused from the purpose of the executive session.

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The executive session ended at 10:47 PM. At that time, motion was made by Mr. Baboo and seconded by Mr. Ouzoonian to adjourn meeting. Meeting was adjourned at 10:47 PM.

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