

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

**MINUTES OF  
Regular Monthly Meeting**

Thursday,  
September 24, 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

Thursday,  
September 24<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, September 24th, 2009 in the Council Chambers of the Borough Hall to order at 8:02 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:

Mayor Heymann  
Councilwoman Amitai  
Mr. Baboo  
Mr. Lignos, Chairman  
Dr. Maddaloni, Vice-Chair  
Dr. Friedman  
Mr. DiDio  
Mr. Sinowitz  
Mr. Barretta  
Mr. Ouzoonian  
Mr. DeNicola, P.E., Boswell Engineering  
Rose Mitchell, Planning Board Coordinator  
Mr. Daniel Steinhagen, Acting Board Attorney

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

Ms. Isacoff  
Mr. Arthur Chagaris, Board Attorney

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Mr. Lignos read list of correspondence. He asked if any board member wanted to discuss mentioned correspondence. Dr. Friedman spoke of the DEP letter and requested explanation of why this issue is still pending. Mayor responded to Dr. Friedman's concerns.

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Mr. Lignos reminded the board that Mr. Sinowitz was sworn in at the planning board's previous meeting.

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Mr. Lignos spoke of Item # 2 prior to # 1( **which is known as Block 1718/ lot 6, 28 Fourth Street**) and stated that said application would be held over until the October 7th, 2009 Work Session Meeting for perfection due to an official resolution required to be written up.

**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. Ms. Rose Tubito introduced herself (present on behalf of Mr. Pierce) She stated she had one witness and the objecting neighbor to call regarding this application. Mr. Lignos stated that the application would be heard first followed by the applicant's professionals and then cross examination would take place. Mr. Steinhagen swore in Mr. Frank Hall of 27 Chestnut Street, Ridgewood, N.J. who stated he was the architect for the applicant. Mr. Watkins labeled exhibits # **A-4, A-5, A-6, & A-7** which Mr. Hall would speak of. Mr. Hall spoke of the ground level plan of the facility and the existing footprint and spoke of the proposed service bays. He also spoke of the exterior of building speaking of the elevations. He stated that a height variance would not be needed. He spoke of the façade of the building and what the proposals were. Mr. Watkins asked Mr. Hall to confirm rear elevations Mr. Hall confirmed what the elevations would be. Mr. Lignos asked the Board for their questions for Mr. Hall. Councilwoman Amitai asked about existing and proposed bays. (and how vehicles would enter.) She asked how many bays existed in the building. Mr. Hall responded to said questions. Councilwoman asked about the intention to use stucco for building. Mr. Hall responded and stated that he used this type of stucco for commercial space. (Not residential). Dr. Maddaloni asked about parking in front of the building. Mr. Watkins stated that question should be asked of the engineer. Dr. Maddaloni also asked about the waste oil/ furnace. Mr. Watkins stated that issue would be addressed at next hearing. Mr. Baboo asked about prior and existing paint booth and if dimensions would remain the same. Mr. Hall stated that the existing booth would be relocated and would be a little longer although would be narrower. (Square footage would be roughly the same.) Mr. Baboo asked about the service entrance of the bays. Mr. Hall responded. Mr. Ouzoonian asked about the spray booth ventilation. Mr. Hall said it is regulated with the DEP. He also stated that said question should be addressed to the owner of site. Mr. Ouzoonian asked about the water runoff drainage. Mr. Hall responded commenting on the structure of the roof and building. Mr. Lignos stated that the engineer should also address roof drainage. Mr. DiDio asked about stucco material to be used. Mr. Hall responded speaking of concrete block. Mr. Sinowitz asked about proposed signage. Mr. Watkins stated that applicant would not be seeking sign variance. Mr. DeNicola asked about the entrance and exit of the bay doors. Mr. Hall spoke of the size of the bays. (He stated that the intention was for smaller vehicles to use the front bays.) Mr. Steinhagen asked about the mentioned bay usage. Mr. Hall stated that said question should be addressed to the owner. Councilwoman Amitai asked about existing square footage of building. Mr. Hall stated that it was 3360 s.f. and the addition would be 4750 for a total of 8110 s.f. Mr. Lignos asked about how the mechanical system would work. Mr. Hall spoke of the proposed waste oil heaters. Mr. Lignos stated that rooftop equipment was not shown on any drawings and asked Mr. Hall to supply prior to next meeting. Mr. Lignos asked about

lighting. Mr. Hall stated that the lights show on site plan. Mr. Lignos spoke of the building's concrete wall on the western side of the building and the two types of bricks shown. Mr. Hall responded speaking of decorative trim options. Mr. Sinowitz spoke of the roof equipment in regards to impervious coverage. Mr. Ouzoonian asked about the loading space located on site plan but not on architect plan and asked for clarification. Mr. Hall stated that said question should be addressed to engineer. Mr. Lignos asked Ms. Tubito to conduct her cross examination. Ms. Tubito asked Mr. Hall for confirmation of the height variance. Mr. Hall stated that the height was brought down by two feet. Ms. Tubito asked about the amendment made to the original plan and how said changed variances. Mr. Hall spoke of the square footage increasing of the existing bay. He also confirmed the height variance was lowered but the building coverage was increased. Ms. Tubito asked about the entrance and exit regarding the east end of the building. Mr. Lignos spoke of Mr. Hall's testimony and re-minded Ms. Tubito that questions should be addressed to the engineer. Ms. Tubito asked about existing bays on site. Mr. Hall confirmed there were four existing bays. He also spoke of the proposed bays. Ms. Tubito asked about gravel/pavement and was told by Mr. Hall that said question should be addressed to the engineer. Mr. Lignos opened up the meeting to the public's questions. Mr. Rosenblum of 65 Knickerbocker Road asked about working space needed on site. Mr. Hall responded speaking of work that is presently occurring on site. Mr. Rosenblum asked about the size of the bays. Mr. Hall stated that size of bays was determined based on size of vehicles. Mr. Ritchie of 360 Closter Dock Road asked about the depth of the existing bays. Mr. Hall responded stating exiting bays were thirty feet. Mr. Ritchie asked about the height of the vehicles entering the site bays. Mr. Hall responded. Mr. D'Amico of 460 Demarest Avenue asked about the twelve foot height overhead door and if changes would be made to front of building. Mr. Hall responded commenting on the proposed intention regarding vehicle entrance/exit. Ms. Hoffman of 179 Closter Dock Road asked about the large vehicles having to enter the front of site. Mr. Lignos stated that said question should be asked of property owner. Mr. Hall stated that owner's intention was to improve the existing condition of site. Mr. Lignos stated that this application would be carried to the October 29<sup>th</sup>, 2009 Regular Monthly Meeting.

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Mr. Ouzoonian spoke of the document/flyer which is circulating regarding Closter Plaza Application. Mr. Steinhagen stated that this should be discussed during a Closter Plaza application meeting (which will be held on October 1<sup>st</sup>).

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Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:10 PM.

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