

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

**MINUTES OF
WORK SESSION & SPECIAL MEETING**

Wednesday,
March 3rd, 2010
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY

REGULAR MONTHLY MEETING

Wednesday,
March 3rd, 2010

Mr. Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, March 3rd, 2010 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. Baboo (8:02PM)
Mr. Sinowitz
Mr. DiDio
Dr. Friedman
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:

Ms. Isacoff

Mr. Lignos read the correspondence list. There were no comments regarding mentioned.

Motion was made by Mayor Heymann and seconded by Mr. DiDio to approve minutes of 10-22-09. All present agreed (**with one spelling correction mentioned**) with the exception of Mr. Lignos who abstained. Motion was made by Mayor Heymann and seconded by Mr. DiDio to approve minutes of 10-26-09, 10-29-09 and 12-14-09. All present agreed on approval with the exception of Mr. Lignos who abstained. Motion was made by Mayor Heymann and seconded by Mr. Ouzoonian to approve minutes of 01-06-10. All present agreed on approval. Motion was made by Mayor Heymann and seconded by Mr. DiDio to

approve minutes of 01-28-10. All present agreed on approval with the exception of Councilwoman Amitai who abstained.

Mr. Lignos announced that the **Work Session** would be the first portion of the meeting.

Item # 1

Block 1604, Lot 4
530 Piermont Road
P2010-02

Applicant: Northern State Bank
Attorney: David Watkins

Mr. Watkins discussed application regarding signage. Mr. DeNicola commented on his letter dated February 22nd, 2010. Mr. Watkins stated he had no issues with Mr. DeNicola's comments. Mr. Ouzoonian asked about prior resolution and landscaping requirements. Mr. DeNicola responded. Motion was made by Dr. Friedman and seconded by Dr. Maddaloni to perfect application. All present agreed on perfection (with stipulations mentioned in Mr. DeNicola's letter).

Item # 2

Block 1713 Lot 15
426 Closter Dock Road
P-2010-03

Applicant: Fermano
Attorney: David Watkins

Mr. Watkins discussed application regarding Major Soil. He commented on Mr. DeNicola's letter. Mr. DeNicola commented on his letter dated February 22nd, 2010. Mr. Ouzoonian requested architectural drawings from applicant. Mr. Chagaris stated that architectural drawings were not requested for major soil applications. Motion was made by Mr. Ouzoonian and seconded by Councilwoman Amitai for requirement of architectural drawings. The board members discussed motion. All present were in agreement that architectural drawings would **not** be needed for this application with the exception of Councilwoman Amitai, Mr. Baboo, Mr. DiDio and Mr. Ouzoonian. Motion was made by Dr. Friedman and seconded by Dr. Maddaloni to perfect application. All present agreed on perfection with the exception of Councilwoman Amitai, Mr. Baboo, Mr. DiDio and Mr. Ouzoonian who voted against.

Item # 3

Block 1104, Lot 18
1 Railroad Avenue
P-2010-04

Applicant: Van Sciver/ Vantage Health
Attorney: Matthew Capizzi

Mr. Capizzi discussed application regarding Major Soil. He spoke of an application presented to the Zoning Board of Adjustment which was approved for preliminary and final site plan. Mr. DeNicola commented on his letter dated February 22nd, 2010. He specifically spoke of the revised truck route submitted by the applicant. Mr. Capizzi stated that he had no issues with Mr. De-

Nicola's comments. Mr. Lignos stated to the board that this application would also be heard later on this evening during the special portion of the meeting. Mr. Chagaris commented on the report received from Mr. Cywinski regarding tree removal. Mr. Ouzoonian stated that he believed this application also should require additional drawings. Mr. Ouzoonian was reminded by Mr. DeNicola and Mr. Chagaris that Soil Movement Applications do not require architect drawings. Mr. Chagaris spoke of section of Borough code (167-5) dealing with Planning Board's jurisdiction regarding Major Soil Applications. Mr. Sinowitz commented on same. Motion was made by Dr. Maddaloni and seconded by Councilwoman Amitai to perfect application. All present were in agreement for perfection.

Motion was made by Dr. Friedman and seconded by Dr. Maddaloni to adjourn Work Session portion of meeting. Work Session was adjourned at 8:49 PM.

The Special Meeting portion of the meeting began at 8:49 P.M.

Mr. Lignos announced that item # 1 on the special meeting agenda known as Application # 2009-06 Block 1718, Lot 1, 484 Closter Dock Road, would be postponed until March 25th, 2010.

Item # 2

Block 1104, Lot 18
1 Railroad Avenue
P-2010-04

Applicant: Van Sciver/ Vantage Health
Attorney: Matthew Capizzi

Mr. Cappizzi introduced Mr. Adelsohn (**professional engineer**) of 101 South Harrison Street, East Orange, N.J. Mr. Adelsohn spoke of his educational and professional background. Mr. Adelsohn spoke of his review regarding application. He spoke of drainage, parking, landscaping, etc. and spoke of the variances that would be needed. He spoke of the cut and fill calculations for the site. Mr. Capizzi asked Mr. Adelsohn for confirmation of compliance with Mr. DeNicola's letter. He also spoke of tree mitigation requirements. Mr. Lignos asked Mr. Capizzi to submit drawings to the board engineer as per Mr. Cywinski's requests. Dr. Maddaloni asked about the proposed number of parking spaces on site. Mr. Capizzi responded. Mr. Lignos reminded Dr. Maddaloni that this site has been approved before the Zoning Board of Adjustment. Dr. Maddaloni asked about the proposed pavers/pavement. Mr. Adelsohn responded. Mr. Baboo asked about the proposed monitoring well. Mr. Capizzi and Mr. Adelsohn both responded. Mayor Heymann asked Mr. Chagaris for clarification regarding legal noticing of neighbors within 200-feet of property. Mr. Chagaris responded. Mr. DeNicola confirmed that revision plans were received from the applicant (dated 02-24-10). Mr. Rosenblum of 65 Knickerbocker Road asked if the Zoning Board of Adjustment considered sound proofing for the site. Mr. Lignos told Mr. Rosenblum that soil movement questions were allowed only. Mr. Rosenblum rephrased question asking specifically about proposed berms. Mr. Adelsohn responded. Mr. Rosenblum asked about deed referenced in application. Mr. Capizzi responded. Motion was made by Dr. Maddaloni and

seconded by Councilwoman Amitai for approval of application with mentioned stipulations regarding the Board engineer's comments. Mr. Sinowitz asked Mr. Capizzi to submit revision plans to the Zoning Office/ Construction Department. All members present were in agreement for approval.

Conceptual Review

Block 1810, Lot 1
180 Piermont Road

Temple Emanu-El

Mr. Chagaris spoke of the procedure of a conceptual review. Mayor Heymann recused herself from this portion of the meeting (stating she had family members belonging to the mentioned temple.) Mr. Geneslaw (from the law firm of Gibbons, P.C.) spoke of the proposed changes to be made on site. Mr. Geneslaw introduced Mr. Sinensky (President of Temple Emanu-El) who also spoke on what the needs would be for the site (based on the expansion of the membership, programs, services, etc.) Mr. Lignos asked about additional square footage to be requested Mr. Sinensky stated that the square footage used would remain the same. Mr. Sinowitz asked about the temporary structure located in the center. Mr. Sinensky responded. Mr. Sinowitz spoke of his concerns regarding previous approvals for the structures. Mr. Baboo asked for clarification of the structure showing on the site plan. Mr. Sinensky responded. Dr. Maddaloni asked about temporary tent structure. Mr. Sinensky responded. Mr. Sinowitz asked for confirmation of size of proposed structure/ storage addition. Mr. Sinensky responded. Councilwoman Amitai spoke of her concerns regarding traffic issues. Mr. Sinensky commented on mentioned concerns. Mr. Geneslaw introduced Rabbi Kirshner who also spoke of the need for changes on site. Mr. Geneslaw introduced Mr. Dahn (Architect for proposed project) who discussed the plan which was prepared and submitted by his firm. He spoke of the proposed changes for each level of building on site. He also spoke of the proposed tent structure. He also spoke of the requirement for parking spaces on site. Mr. Geneslaw stated that a full application would be submitted to the Planning Board in the near future. Dr. Maddaloni commented on the intention to relocate the library to the bottom level of the building. Mr. Sinowitz asked about the proposed tent (re: permanent sides). Mr. Geneslaw responded. Mr. DiDio spoke of the applicant's reference to original application and asked if all requirements according to previous resolution were met. Mr. Geneslaw stated he believed the requirements were met. Mr. Lignos clarified the Board's concerns (specifically safety regarding the tent structure and intensified usage of site.) Mr. Lignos made some suggestions in regards to what items/charts should be submitted for full application. Mr. Sinowitz spoke of the concerns for water runoff drainage at the times when the tent is erected. Mr. Chagaris asked for clarification for tent structure needing future permits. (re: temporary vs. permanent structure) Mr. Geneslaw responded. Mr. Geneslaw stated that a full application would be submitted to the full board in the near future for site plan approval.

Mr. Chagaris spoke of a draft copy of the Gerber Auto resolution and asked the board for their input prior to next Planning Board meeting.

Mr. Chagaris spoke of an ordinance regarding limitation on square footage in District 3 (Business Area). He spoke of the previous approval of the Mayor and Council ordinance. Mayor Heymann commented on same. Motion was made by Dr. Friedman and seconded by Mr. Sinowitz regarding preparation of resolution recommending the Mayor & Council to repeal Ordinance # 2009:1036 and amend Schedule A of the Limiting Schedule specifically regarding square footage of retail stores in District # 3 , Business Area. All present were in agreement for preparation of resolution.

Mayor Heymann reminded the board about the joint board meeting to be held Saturday, March 6th, 2010.

Motion was made by Dr. Maddaloni and seconded by Dr. Friedman to adjourn Work/Special Meeting. Meeting was adjourned at 10:14PM. An executive session immediately followed.
