

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

**MINUTES OF  
Work Session & Special Meeting  
Wednesday,  
June 2<sup>nd</sup>, 2010  
8:00 P.M.**

Prepared & Submitted by:  
**Rose Mitchell**  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY

WORK SESSION & SPECIAL MEETING

Wednesday,  
June 2<sup>nd</sup>, 2010

Dr. Maddaloni, Vice Chairman called the Work Session/Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, June 2nd, 2010 in the Council Chambers of the Borough Hall to order at 8:06PM .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 (8:07)  
Dr. Maddaloni, Vice-Chair  
Mr. Baboo  
Ms. Isacoff  
Mr. Sinowitz  
Mr. DiDio  
Dr. Friedman  
Mr. Pialtos  
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:

Mr. Lignos, Chair  
Councilwoman Amitai

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Dr. Maddaloni read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. There were no comments made at this time.

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Motion was made by Mr. DiDio and seconded by Mayor Heymann for approval of minutes of 05-05-10 with one mentioned correction. All present were in favor for approval of minutes.

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**Item # 1**

Block 2305/Lot 12  
260 Parsells Lane  
Application # 2010-08

Applicant: Russo  
Attorney: David Watkins

Mr. Watkins spoke of Mr. DeNicola's letter of May 24<sup>th</sup>, 2010 and stated that items mentioned could be complied with. Mr. Ouzoonian asked about the electrical service. Mr. Watkins responded. Ms. Isacoff commented on the removal of trees. Mr. Watkins responded. Motion was made by Dr. Friedman and seconded by Mr. DiDio to perfect application. All present were in agreement for perfection.

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### **Item # 2**

Block 802/Lot 4  
14 Storig Avenue  
Application # P2010-09

Applicant: Warmbrand  
Attorney: N/A

Mr. Palus of MAP Engineering spoke of application. Mr. Palus commented on Mr. DeNicola's letter dated May 26<sup>th</sup>, 2010. Mr. Ouzoonian asked about the electrical utility service. Mr. Palus responded. Mr. DeNicola also commented on same. Motion was made by Dr. Friedman and seconded by Mayor Heymann to perfect application. All present were in agreement for perfection.

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### **Item # 3**

Block 2302/Lot 42  
12 Laurence Court  
Application # P-2010-10

Applicant: Argenziano  
Attorney: N/A

Mr. Hubschman of Hubschman Engineering spoke of the application. Mr. Hubschman commented on Mr. DeNicola's letter dated May 26<sup>th</sup>, 2010. Mr. Finan spoke of the soil determinations. Mr. DeNicola spoke of required revisions. Mr. Ouzoonian asked about the parking on property. Mr. Argenziano responded. Dr. Maddaloni stated that mentioned should be addressed during the public hearing and not for the purposes of perfection. Mayor Heymann asked about proposed stories and FAR. Mr. Hubschman responded. Motion was made by Mr. DiDio and seconded by Mr. Baboo to perfect application. All present were in agreement for perfection.

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## **4- Liaison's Reports**

Councilwoman Amitai was not present to report on Council updates.  
Mr. Ouzoonian spoke of a proposed Historic nomination for a property located on Hickory Lane. Mr. Ouzoonian also spoke of additional Historic signage being installed in town.

Mayor Heymann spoke of the proposed Master Plan for the Borough of Alpine and also spoke of a forthcoming County Master Plan. Mayor Heymann commented on the LEED meeting that took place in Washington which Mr. Pereira attended. Mayor Heymann stated that Mr. Pereira has prepared a list regarding the Borough Hall becoming a LEED building.

Mr. Ouzoonian commented on house turbines for energy saving purposes and questioned how mentioned fits in with Borough Ordinance. Mr. DeNicola and Mr. Sinowitz commented on same.

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### **5-Open meeting to public**

There were no comments at this time.

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### **6- Open Space Discussion**

Dr. Maddaloni stated that this will be discussed at future meeting.

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Work Session Meeting was adjourned at 8:42 PM with a Special Meeting immediately following

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## **SPECIAL MEETING PORTION**

### **Item # 1**

Block 1810/Lot 1  
180 Piermont Road  
Application # 2010-06

Applicant: Temple Emanu-El  
Attorney: Mr. Howard Geneslaw

Mr. Chagaris reminded Mayor Heymann that she previously recused herself from application. Mayor Heymann confirmed and dismissed herself from the Board table. Mr. Chagaris spoke of a document submitted by Mr. Rosenblum. Mr. Geneslaw confirmed that same document was handed to him at the evening's meeting. Mr. Geneslaw stated that the proposed tent portion of the application would be withdrawn (without prejudice). Mr. Geneslaw discussed the remainder of application and spoke of the witnesses who would be testifying. Mr. Geneslaw stated that Mr. DeNicola's comments spoken of in his letter would be addressed during testimony. Mr. Chagaris commented on a document received from Mr. Rosenblum (regarding board jurisdiction). Mr. Rosenblum commented on same. Mr. Chagaris stated that Mr. Rosenblum's concerns regarded a previous application and did not pertain to the application before the board presently. Mr. Chagaris labeled document exhibit O-1. Mr. Geneslaw commented on mentioned document and stated that same was a dead issue. Mr. Chagaris swore in Rabbi Kirshner (Senior Rabbi of the Temple). Mr. Geneslaw stated that Rabbi Kirshner would not be testifying as an expert but as a spiritual leader. Rabbi Kirshner spoke of the proposed application and commented on the variety of pro-

grams offered to the members of the Temple. He spoke of additional space needed to conduct mentioned programs and occasions. Mr. Rosenblum of 65 Knickerbocker Road asked about the location of the proposed patio. Rabbi Kirshner stated that the architect can address this. Dr. Goldberg of 75 Harvard Street asked about programs offered and the coordination and outreach of same. Rabbi Kirshner responded. Ms. Rogan of 45 Kennedy Circle asked about events and the length of time of catered events. Rabbi Kirshner responded. Ms. Rogan asked for clarification of events occurring late in the evening. Rabbi Kirshner responded. Mr. DiDio asked about basement safety requirements. Mr. DeNicola responded. Mr. Pialtos asked about size of classes conducted. Rabbi Kirshner responded. Dr. Maddaloni asked about the proposed location of the library on site specifically mentioning square footage. Rabbi Kirshner responded. Mr. Chagaris swore in Mr. Sinensky (President of Temple). Mr. Sinensky spoke of the proposed application from an operational stand point. He also spoke of various programs offered and the various committees within the Temple. He spoke of the benefits of the proposed addition. Mr. Sinowitz asked about proposed tents on site. Mr. Geneslaw stated that the tent portion of the application has been withdrawn. Mr. Sinowitz asked about the utilization of proposed patio. Mr. Sinensky responded. Mr. Rosenblum of 65 Knickerbocker asked about acreage of site. Mr. Sinensky responded stating he did not know. Mr. Rosenblum asked about the fence on site. Mr. Geneslaw stated that question does not pertain to Mr. Sinensky's direct testimony. Mr. Chagaris concurred. Mr. Rosenblum asked about proposed patio. Mr. Sinensky responded. Dr. Goldberg of 75 Harvard Street asked about the conservation easement of the property. Mr. Sinensky responded. Mr. Chagaris stated that the use of mentioned area is not part of application. Dr. Maddaloni asked about noise complaints received. Mr. Sinensky responded. Mr. Chagaris asked for clarification of usage of patio area. Mr. Sinensky responded. Mr. Chagaris swore in Mr. Dahn (licensed architect for project). Mr. Dahn spoke of the proposed improvements. Mr. Dahn submitted drawings and labeled accordingly. Mr. Dahn spoke of existing and proposed conditions of site. Mr. Dahn discussed the proposed parking spaces. Mr. Dahn continued to discuss proposed alteration / addition. Dr. Maddaloni interrupted the testimony to inform Mr. Yae that there would be no time this evening to hear application # P2010-07, 245 Closter Dock Road. Mr. Dahn finalized his testimony. Dr. Maddaloni announced a five minute recess at 10:05 PM. Meeting reconvened at 10:15PM. Motion was made by Mr. DiDio and Mr. Pialtos regarding Application # P2010-07, 245 C.D.R. being placed first on the June 24<sup>th</sup>, 2010 agenda. All present were in agreement. Dr. Maddaloni opened meeting to the board's questions regarding Mr. Dahn's testimony. Mr. Baboo asked about a generator on site. Mr. Dahn responded speaking of emergency lighting. Ms. Isacoff asked about the decrease in Hebrew classroom and its' effect on parking spaces. Mr. Dahn responded. Mr. DeNicola commented on the parking space requirements. Mr. Sinowitz spoke of the principle uses of the site. Mr. Pialtos spoke of amount of people conjugating on patio addition. Mr. Dahn responded to the board's mentioned concerns. Mr. Ouzoonian asked about the material of the patio. Mr. Dahn responded. Dr. Maddaloni asked about drainage issues. Mr. Dahn responded. Mr. DeNicola commented on same. Mr. DiDio asked about basement egress. Mr. Dahn responded. Mr. DeNicola asked about valet parking. Mr. Dahn responded. Mr. Rosenblum of 65 Knickerbocker asked about the original architect for the project. Mr. Dahn responded. Mr. Rosenblum asked about the patio/ courtyard. Mr. Dahn responded. Mr. Rosenblum asked about pavers of patio. Mr. Dahn responded. Dr. Goldberg of 75 Harvard Street asked for clarification of proposed parking spaces. Mr. Dahn responded. Mr. Geneslaw commented on parking space calculations. Mr. Chagaris swore in Mr. Sudacki (civil engineer). Mr. Sudacki spoke of propos-

ed alteration. Mr. Sudacki spoke of exhibits submitted. He spoke of the proposed drainage system and seepage pits and additional items relating to application. Mr. Baboo asked about the drainage system. Mr. Sudacki responded. Mr. Chagaris asked about the distance between the north side of the building and the property line (regarding obstructions). And also asked about the drainage system. Mr. Dahn responded. Mr. Rosenblum of 65 Knickerbocker Road asked about the emergency road leading to site and also asked about drainage system. Mr. Dahn responded. Dr. Goldberg of 75 Harvard Street asked about the drainage system. Mr. Dahn responded. Mr. DeNicola commented on DEP's involvement regarding drainage system. Mr. Chagaris swore in Mr. Dean (traffic engineer). Mr. Dean spoke of parking study/calculations which were done on site. Mr. Dean submitted exhibits and labeled accordingly. Mr. Baboo asked about intersection congestion issues. Mr. Dean responded. Dr. Maddaloni asked for clarification of parking study. Mr. Dean responded. Mr. Baboo asked about the cons of valet parking. Mr. Dean responded. Mr. Denicola asked for clarification of usage of multi-purpose rooms. Mr. Dean responded. Mr. DeNicola asked about agreement made with Hillside School regarding parking utilization. Mr. Geneslaw responded. Ms. Isacoff asked for clarification of the modification of the multi-purpose room. Mr. Dean responded. Mr. Ouzoonian asked about stop sign location. Mr. Dean responded. Mr. Ouzoonian asked about the shuttle for valet parking. (And the pedestrian walking issues). Mr. Dean responded. Mr. Chagaris spoke of the Borough parking authority ordinance. Mr. Rosenblum asked Mr. Dean about his presence on the site regarding parking review and calculations. Mr. Dean responded. Mr. Rosenblum asked additional questions regarding calculation of parking and parking valet. Mr. Dean responded. Dr. Goldberg of 75 Harvard Street asked for clarification of a valet parking plan. Mr. Dean responded. Mr. Goldberg asked about the Borough ordinance regarding parking issues. Mr. Dean responded. Mr. Geneslaw asked Mr. Dean for clarification of existing/proposed parking. Mr. Chagaris swore in Mr. Goldberg of 75 Harvard Street. Mr. Goldberg stated that he has observed the site and that the valet parking has never been implemented. Mr. Goldberg stated that there are serious parking problems on site. Mr. Chagaris swore in Mr. Rosenblum of 65 Knickerbocker Road. Mr. Rosenblum spoke of a previous application regarding site and parking issues. Mr. Rosenblum spoke of the fence on site. Mr. Geneslaw gave final comments regarding application. Ms. Isacoff spoke of the patio conjugation and the parking on site. Mr. Sinowitz stated that the application was well presented. Mr. Paltos commented on the parking issues. Mr. Chagaris commented on application and possible resolution conditions. Dr. Maddaloni commented on street parking during holy days Motion was made by Mr. Sinowitz and seconded by Mr. DiDio to approve application with mentioned conditions. All present were in agreement for approval with the exception of Mayor Heymann who recused herself and Mr. Baboo who was no longer present (left at 11:42 PM).

## **Item # 2**

Block 1305, Lot 6  
245 Closter Dock Road  
Application # P2010-07

Applicant: Jae Management, LLC  
Attorney: Jung Ho (Mike) Yae

Due to insufficient time, this application will be heard at the June 24<sup>th</sup>, 2010 Regular Monthly Meeting.

Motion was made by Ms. Isacoff and seconded by Mr. DiDio to adjourn meeting. All agreed.  
Meeting was adjourned at 12:16AM (06-03-10).