

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

Minutes of Special & Work Session Meeting

Wednesday,
April 6th, 2011
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Special/ Work Session Meeting
Wednesday,
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Mr. Lignos, chairman called the Special/Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, March 2nd, 2011 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-8:15
Mr. Sinowitz
Mr. DiDio
Dr. Friedman
Ms. Isacoff
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, (alt # 2)

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Mayor Heymann spoke of the correspondence regarding Professional Planner contract. Mr. Lignos stated he would prefer this gets discussed later in the meeting as part of the liaison's reports.

Motion was made by Mr. DiDio and seconded by Ms. Stella to approve minutes of February 24th, 2011. All present were in favor of approval. Motion was made by Mr. DiDio and second by Ms. Stella to approve minutes of March 2nd, 2011. All present were in favor of approval with the exception on Dr. Friedman and Ms. Isacoff who abstained.

Special Meeting Portion

Item # 1

Block 907, Lot 6
204 High Street
Application # 2011-01

Applicant: 204 High Street, LLC
Attorney: David Watkins, Esq.

Mr. Greenberg was covering for Mr. Watkins on behalf of application # 2011-01. Mr. Greenberg stated that all items in Mr. DeNicola's letter have been complied with. Mr. Chagaris swore in Mr. Paparozzi of 149 Westervelt Place, Lodi, NJ. Mr. Paparozzi stated he was a licensed land surveyor and planner. Mr. Chagaris stated that a land surveyor would be sufficient for a soil movement application. Mr. DeNicola commented on same and concurred with Mr. Chagaris. Mr. DeNicola spoke of his review letter based on revised site plan submitted by applicant. Mr. Greenberg was asked to revise the (4-part) Major Soil application to match up with the revised truck route. Mr. DeNicola spoke of the curbs and sidewalks on High and Division. Councilwoman Amitai spoke of the impervious coverage. Mr. DeNicola responded stating that impervious coverage is maxed out. Councilwoman Amitai asked about the tree permit. Mr. Greenberg responded speaking of the discrepancy of the amount of trees shown on plan compared to amount of trees applied for on the tree removal application. Mr. Lignos stated that the tree discrepancy would have to be corrected. Ms. Mitchell stated that a revised tree removal application should be filed with the Building Department. (Mr. Baboo arrived at 8:15PM). Mr. Herger of 212 High Street spoke of his concerns regarding mold and asbestos issues and asked how this would be controlled during demolition. Mr. Chagaris swore in the owner of property (Mr. Shulman of 204 High Street LLC). Mr. Shulman stated that he was not told of any mold/asbestos issues when he purchased the house. Mr. Herger asked about the amount of soil to be left on site. Mr. Paparozzi stated that the stockpile of soil was approved by the conservation district. Mr. Lignos asked for confirmation of net zero runoff. Mr. Paparozzi confirmed that there will be zero net runoff due to stockpile. Mr. Herger asked for confirmation of amount of trees. Mr. Sculman confirmed that three trees would be removed but that one was dead. Mr. Chagaris swore in Mr. Herger of 212 High Street. Ms. Isacoff asked Mr. Herger if the water leakage from 204 High Street was affecting his property. Mr. Herger stated that he does not have water problems. Mr. Paparozzi confirmed the size of the trees at the caliber. Mr. Denicola asked about the increased slope with regards to water runoff. Mr. Paparozzi spoke of the grade change and stated that there will be no additional net runoff. Mr. DeNicola spoke of a proposed swale to help with water runoff. Mr. Paparozzi stated that a swale can be done. Councilwoman spoke of the setbacks in regards to the height of the soil pile. Mr. Paparozzi confirmed that mentioned was the necessary setback. Dr. Maddaloni asked about state regulations regarding demolition requirements. Mr. DeNicola stated that those items are addressed as part of the demolition permit with the Building Department. Motion was made by Dr. Maddaloni and seconded by Dr. Friedman to approve application with mentioned stipulations. All present were in favor of approval. Mr. Lignos stated that soil movement application would not be released until revisions are approved.

Item # 2

Adoption of the Historic Preservation Plan Element to the Borough's Master Plan:

Mr. Lignos reminded the Board that discussion on HPP Element took place at the February Planning Board meeting and the purpose of tonight's meeting was for adoption of same. Mr. Banisch briefly discussed the proposed plan. Ms. Rothschild of the HPC thanked the Planning Board for their involvement and stated that the Historic Commission is satisfied with the work done by Banisch Associates. Ms. Boyarsky of 102 Venus Drive asked how businesses fit into plan and what their advantages would be. Mr.

Banisch spoke of the character of the downtown area and potential façade grants and tax credit opportunities. Mr. Banisch spoke of the business areas that would be included as part of the plan. Ms. Boyarsky asked about businesses being notified. Mr. Banisch stated that individual notices were not required at this point. Mayor Heymann spoke of how the process would work and stated that as of now, this is a proposed plan and not an ordinance. Ms. Stella and Mayor Heymann stated that the property owners would be notified at the later stages. Mayor Heymann stated that a planner will be hired to assist in refining the plan. Mr. Lignos informed Ms. Boyarsky that some of her concerns may be addressed during the Work Session later on in the meeting. Mr. Boyarsky of 102 Venus Drive asked about the limits that would put on property owners if this plan passes. Mr. Banisch stated that there would be no limits based on this proposed plan. Mr. Lignos spoke of differences between a designation and plan presented this evening. Mayor Heymann reiterated that this is a plan and not an ordinance change. Mr. Boyarsky asked how many properties were in the district. Mr. Banisch stated he didn't know the number off the top of his head. Ms. Rothschild spoke of reaching out to property owners to make them aware of the benefits. Mr. Boyarsky stated that he believed many people would be unhappy with the decision to proceed with this plan. Mr. Mauer of Norwood, N.J. stated that property owners should be notified prior to moving forward with approval of plan. Mr. Rosenblum of 65 Knickerbocker Road asked about other communities who have approved such a plan. Mr. Banisch stated that other communities have been involved in some type of plan. Mr. Rosenblum asked about the potential downside to the plan. Mr. Banisch spoke of the Historic Preservation being involved (any time owners want to make changes to their property) may be a downside. Mr. Banisch also discussed the benefits. Mr. Rosenblum asked about the financial benefit. Mr. Banisch stated that businesses would become more attractive as part of a historic district. Dr. Maddaloni complimented Mr. Banisch on work done and stated that the downtown area needs improvement. Mr. Sinowitz concurred with voting for the plan. Ms. Isacoff stated she understood the reservations/concerns of the business owners. Motion was made by Dr. Maddaloni and seconded by Ms. Isacoff to adopt plan. All present were in favor of adoption.

Motion was made by Dr. Friedman and seconded by Dr. Maddaloni to adjourn special portion of meeting. Special portion of meeting was adjourned at 9:26PM immediately followed by the Work Session portion.

Work Session Portion

Item # 1

Block 1810, Lot 1
180 Piermont Road
Application # P2011-02

Applicant: Temple Emanu-El
Attorney: Mr. Geneslaw

At this time, Mayor Heymann recused herself from this application. Mr. Geneslaw from Gibbons, PC reminded the Board of the application which was approved a few months earlier. Mr. Geneslaw spoke of the application which is now being brought before the board which addressed the need for a stairwell. Mr. DeNicola spoke of items in his letter. Councilwoman Amitai asked why the stairwell was not included in the prior plan/application. Mr. Geneslaw spoke of the further thought given during the preparation of construction plans. Mr. Baboo spoke of using the existing space for the stairwell (w/o the addition). Mr. Geneslaw stated that a better utilization of space would be needed. Councilwoman Amitai spoke of impervious area. Motion was made by Mr. DiDio and seconded by Mr. Sinowitz to perfect application. All present

were in favor of perfection with the exception of Mayor Heymann who recused herself earlier in the meeting.

2- Liaison Reports:

Councilwoman Amitai had no council report at this time. Ms. Stella spoke of future proposed Historic designations. Ms. Isacoff updated the Board regarding the “green team” meeting in which discussion took place regarding LEED certification, and other environmental issues. Mr. Lignos stated he met with Mr. Rogan regarding sustainable credits. The Board spoke of choosing a Professional Planner regarding improvement of the downtown area. Motion was made by Dr. Maddaloni and seconded by Councilwoman Amitai to request proposals from Banish Associates and Hakim Associates. All present were in favor of proposal requests.

3- Discussion regarding items spoken of at the Planning Board Subcommittee meeting:

Mr. Lignos reminded the Board that many items/issues came up at the March Joint Board Meeting. Mr. Chagaris stated he prepared a couple of Draft Ordinances based on last week’s Subcommittee meeting. Mr. Chagaris discussed drafts he prepared concerning chapter 173, chapter 200, and parking regulations. Mr. Sinowitz spoke of chapter 173-27c. Mr. DiDio spoke of parking requirements. Mr. Chagaris continued to discuss drafts. Mr. Lignos reminded the board of the public’s concerns/comments which were spoken of at the Joint Board meeting. Mr. Chagaris discussed the procedure regarding ordinance changes. Mr. DeNicola spoke of the parking criteria which would come from the state ITE 2004 code which is the current edition. Dr. Maddaloni commented on the proposed ordinance changes.

4- Review of Ordinance amending & supplementing chapter 35 of the Borough Code regarding Historic Preservation:

Mr. Chagaris spoke of draft he prepared regarding this item. Motion was made by Ms. Isacoff and seconded by Dr. Maddaloni to approve change to Historic Preservation ordinance. All present were in favor of approval.

5-Open Meeting to the Public

Ms. Boyarsky of 102 Venus Drive commented on additional items spoken of at the joint board meeting which were not addressed this evening (regarding industrial zone usage increase, parking issues.) Mr. Lignos stated that all concerns/issues spoken of at joint board meeting could not all be addressed in one night and that some of these issues would be dealt with when a future planner is hired. Ms. Boyarsky spoke of the downtown area. Mr. Boyarsky of 102 Venus Drive complimented the Board on their follow-up regarding joint board meeting issues. Mr. Boyarsky commented on the importance of businesses coming to the downtown area. Mr. Gerber of 434 Demarest and 48 John Street stated that he came before the Planning Board in the past and received approval, although due to the many restrictions in the resolution he was unable to proceed. Mr. Gerber stated he submitted many revision plans and spent a lot of money to come before the board. Mr. Brown of Harrington Park spoke of the change regarding “2000 foot rule”. Mr. Mau-

rer of Closter Dock Road spoke of his concerns regarding the parking set up of the downtown area. Mr. Lignos stated that parking recommendations may be made by the future planner.

Motion was made by Dr. Maddaloni and seconded by Dr. Friedman to adjourn meeting Meeting was adjourned at 10:18PM with an executive session following.
