

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

Minutes of Regular Monthly Meeting

Thursday,
January 27th, 2011
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Regular Monthly Meeting
Thursday
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Mr. Lignos, chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, January 27th, 2011 in the Council Chambers of the Borough Hall to order at 8:02PM. 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
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Mr. Baboo (8:22PM)
Ms. Stella (alt # 1)
Mr. Sinowitz
Mr. DiDio
Dr. Friedman
Ms. Isacoff (8:05PM)
Mr. Pialtos, (alt # 2)
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:

Councilwoman Amitai

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Mr. Lignos stated that item # 1 on agenda will be withdrawn (based on mentioned correspondence received from Mr. Travers.) Mayor Heymann commented on correspondence received from AJNEC regarding 2011 planning grants. Motion was made by Mayor Heymann and seconded by Dr. Friedman to approve application regarding 2011 sustainable planning grant in the amount of 15,000. All present were in agreement for approval with the exception of Ms. Stella who was not qualified to vote at this point of the meeting.

Mr. Lignos announced that Ms. Irene Stella will be serving on the Planning Board as an alternate member Mr. Chagaris swore in Ms. Stella to serve as alternate member on the Board. Ms. Stella gave a brief background of herself. Ms. Isacoff stated that she was not available to attend Historic Commission meetings. (due to commitment on Monday evenings.), therefore would not be able to serve as HPC Liaison. Motion

was made by Mayor Heymann and seconded by Dr. Maddaloni to nominate Ms. Stella as HPC liaison. All present were in favor with the exception of Ms. Stella who abstained.

Mr. Lignos referred to item 3 on the agenda (519 Homans Avenue Subdivision). Mr. Chagaris told the board that a deed has been prepared for mentioned property and mentioned that the applicant's attorney would attach the memorialized resolution. Mr. Chagaris confirmed that Mr. Lignos and Ms. Mitchell may sign deed with no motion needed. Mr. Sinowitz requested Mr. Chagaris state as part of all resolutions whether or not a developer's agreement would be needed.

Item # 2

Block 1205, Lot 8
10 Railroad Avenue
Application # P-2010-17

Applicant: Capital Young Properties, LLC
Attorney: David Watkins, Esq.

Mr. Chagaris read a document which was given to him by Mr. Rosenblum regarding board members meeting with applicant in November 2010 to discuss application. Mr. Lignos asked Ms. Mitchell to poll the board regarding their attendance of such a meeting. Mr. Watkins stated he concurred with Mr. Chagaris' comments. All members present responded "no" to attending meeting. Mr. Chagaris marked document as exhibit 0-1. Mr. Watkins spoke 10 Railroad Avenue and commented on the proposed reconstruction to the portion of the building that had previously burnt down. Mr. Watkins cited a case which took place in the town of Bayonne regarding reconstruction. Mr. Watkins stated that sole use of site would be for a warehouse. Mr. Watkins read request for further review letter received from the construction official. Mr. Baboo arrived at 8:22 PM. Mr. Chagaris read exhibit 0-1 to Mr. Baboo (since he missed that portion of meeting). Mr. Chagaris asked Mr. Baboo if he attended mentioned meeting. Mr. Baboo responded "no". Mr. Chagaris swore in Mr. Hubschman of 263 Washington Avenue, Bergenfield, N.J. Mr. Hubschman spoke of site plan which was previously submitted to the Board. Mr. Hubschman spoke of the letters received from Mr. DeNicola. Dr. Maddaloni asked about information regarding monitoring program. (Dr. Maddaloni read correspondence received from Mr. Thomas Spiesman regarding environmental issues) Mr. Watkins reminded Dr. Maddaloni of the lengthy report which was previously submitted. Ms. Mitchell confirmed that mentioned report was located in the land use office as part of the recently withdrawn application. Mr. DeNicola stated that the local or county health department would be informed by the DEP. Mr. Lignos spoke of the buffer mentioned and requested a plan from Mr. Hubschman. Mr. Watkins stated that the applicant would comply with the requirements. Mr. Lignos also mentioned the solid walls for trucks. Mr. Watkins stated that applicant is not obligated to install solid walls. Mr. Lignos spoke of the planting of shade trees along frontage. Mr. Chagaris asked if the second property which was also owned by Weyerhaeuser would be used for parking of trucks. Mr. Watkins handed out (2) resolutions which addressed the parking. Mr. Hubschman spoke of the resolutions. Mr. Lignos asked for clarification of parking on property located across the street from site. Mr. Watkins stated that additional lot was not used for parking for Weyerhaeuser. Mr. Sinowitz stated that he also researched this matter and that the properties across the street and to the south were not utilized

by Weyerhaeuser. Mr. Hubschman concurred with Mr. Sinowitz. Mr. Rosenblum of 65 Knickerbocker Road asked if foundation was strong enough to hold the building. Mr. Hubschman stated that this would be addressed by the architect. Mr. Rosenblum asked if the office and the warehouse were built at the same time. Mr. Hubschman stated he wasn't certain when it was built but that the warehouse could have been built later than the rest of the building. Mr. Ludwig of 73 West Street asked if the trucking company across the street was used by Weyerhaeuser. Mr. Hubschman stated he did not know. Mr. Watkins stated that there were no previous resolutions that addressed the trucking. Mr. Rosenblum of 65 Knickerbocker Road asked if Mr. Sinowitz had knowledge of the trucks parking across from site. Mr. Sinowitz stated he did not know. Mr. Chagaris swore in Mr. Zampolin (licensed architect) of 187 Fairview Avenue, Westwood, N.J. Mr. Zampolin spoke of the architectural plans previously submitted to the Board. Mr. Zampolin stated that the proposed use for the reconstructed area would be a warehouse. Mr. Zampolin spoke of the elevation pages submitted and confirmed that the height of the building will remain what it was previously. Mr. Zampolin continued to speak of the building elevations. Mr. Lignos asked about the condition of the firewall following the fire that took place. Mr. Zampolin spoke of the steel of the wall. Mr. Lignos asked about the bays and wind column. Mr. Zampolin stated that all Borough codes will be complied with regarding wind loads and such. Mr. Baboo asked about the EIFS and masonry block. Mr. Zampolin commented on the architectural treatment. Mr. Lignos asked for confirmation of the EIFS. Mr. Zampolin stated that the EIFS would be over block. Mr. Rosenblum of 65 Knickerbocker asked about the thickness of the floor and if it would be sufficient to hold the load. Mr. Zampolin stated the floor would be able to hold load. Mr. Rosenblum asked about the floor drains and the steel walls. Mr. Zampolin stated he didn't know about the floor drains and also stated that the prior building's steel was not fireproof. Mr. Rosenblum asked additional questions regarding block wall structure. Mr. Zampolin spoke of proposed block wall. Mr. Ludwig of 73 West Street asked about foundation safety. Mr. Zampolin stated that if footing would have to be repaired/rebuilt if found to be in bad condition. Mr. Lignos asked if steel would have to be fireproofed according to code. Mr. Zampolin stated that it wasn't required and confirmed that sprinkler systems would be installed. Mr. Ludwig asked about the code regarding concrete blocks. Mr. DeNicola stated that a bare concrete face block would not be allowed. Mr. Chagaris swore in Mr. Dotti (professional engineer) of 10 Park Place, Butler, N.J. Mr. Dotti confirmed that he would be testifying as a professional engineer in acoustics. Mr. Dotti spoke of the Closter ordinance and the state ordinance regarding noise control. He stated that Closter's noise regulation is not approved by the DEP, therefore the state's standards would have to be used for this application. Mr. Dotti continued to speak of the states noise standards. Mr. Watkins asked Mr. Dotti to explain the method used to test sound level. Mr. Dotti spoke of method and equipment used to test sound and also commented on time of day tests were conducted. Mr. Chagaris asked about the reading levels from inside the building. Mr. Dotti stated that levels were tested from inside in addition to outside. Dr. Maddaloni commented on background of noise testing. Mr. Dotti stated that the proposed reconstructed area and current portion of building comply with state standard noise levels. Mr. DeNicola asked for confirmation of property line testing. Mr. Dotti stated that unoccupied residential properties were not required to be included in testing. Mr. Lignos asked for confirmation of property line testing. Mr. Dotti confirmed location of measurements taken and stated that same would comply with state standards. Dr. Maddaloni asked about data found regarding background levels in specific areas. Mr. Dotti commented on the noise level standards differing in various areas. Mr. Baboo asked if

noise levels were measured inside the building. Mr. Dotti stated that he had tested inside levels and spoke of how mentioned noise levels would compare to specific noise generated items. Dr. Maddaloni spoke of the difference in sound intensity when the warehouse door was left open. Mr. Dotti continued to speak of the sound levels. Mr. Rosenblum of 65 Knickerbocker Road asked about the number of punch presses. Mr. Dotti stated he did not recall the exact number but estimated there to be about six. Mr. Rosenblum asked additional questions regarding presses and location of same. Mr. Dotti spoke of room where presses were located. Mr. Rosenblum asked about noise source. Mr. Dotti spoke of types of sounds. Mr. Watkins objected to Mr. Rosenblum following question regarding sound. Mr. Chagaris reminded Mr. Rosenblum that the witness testified about the level of the sound. Mr. Dotti clarified that the specific noise of the punches were not heard from the tested locations. Mr. Rosenblum asked about soundproof recommendations. Mr. Dotti stated soundproofing would not be necessary. Mr. Chagaris swore in Mr. Young of 10 Railroad Avenue, Closter, NJ. Mr. Young spoke of the background of his family business. Mr. Young spoke of business operation regarding the days and hours that business would take place, number of employees and how the business would run on a daily basis including truck delivery and materials manufactured. Mr. Young confirmed that the trailers presently located on site would be removed and also stated that a buffer would be planted. Mr. Lignos asked if any interior construction has been done. Mr. Watkins confirmed that permits were obtained from the construction office. Mr. Sinowitz asked if the railroad would be used and how this would affect the amount of trucks. Mr. Young stated he would prefer to use railroad and that amount of trucking would be reduced. Mr. Chagaris asked for confirmation of use of railroad contracting. Mr. Watkins spoke of contracting and stated that this would reduce amount of traffic. Mr. Lignos and Mr. DeNicola clarified the landscaping locations. Mr. Rosenblum of 65 Knickerbocker Road asked about types of steel, foundations, press location. Mr. Young responded. Mr. Ludwig of 73 West Street asked about trucks, machinery, storage. Mr. Young responded. Mr. Sinowitz asked about noise of the machinery. Mr. Young spoke of the pads the machinery would be placed on. Mr. Lignos asked if vehicles/trucks were parked anywhere other than applicant's site. Mr. Young stated he did not. Mr. Rosenblum of 65 Knickerbocker Road stated that applicant should come back to the board if repair/replacement of any foundation or floor was needed. Mr. Watkins disagreed. Mr. Sinowitz confirmed that mentioned would be considered a normal repair and applicant would not be required to come back to board. Mr. Ludwig of 73 West Street spoke of the site and his concerns with current zoning and safety issues. Mr. Ludwig expressed his concerns regarding the remediation of property. Dr. Maddaloni stated that he looked over the environmental report regarding site and stated that he didn't think there were alarming levels of contamination and stated that according to reports, Weyhaeuser would be responsible for previous issues. Dr. Maddaloni stated he notices an improvement with the change of ownership. Ms. Isacoff stated she understood the concern of a resident abutting a commercial site and complimented the applicant for their attempts to renovate and mitigate the site. Ms. Isacoff also stated that having the use reduced from hazardous to proposed level is a positive. Mr. Sinowitz concurred with Dr. Maddaloni and Ms. Isacoff and stated he believed the board should approve application. Mr. Chagaris stated that he did a site visit with Mr. DeNicola and Mr. Sinowitz to determine number of structures and stated that it appeared to be one structure. Mr. Chagaris stated that the board needs to consider the parking issue. Mr. Sinowitz spoke of the preexisting conditions. Mayor Heymann commented on the stipulations that should be in-

cluded. Mr. Lignos also spoke of stipulations which should be included. Motion was made by Dr. Maddaloni and seconded by Mr. Sinowitz to approve application with mentioned stipulations. All present were in agreement for approval. Mayor Heymann stated that a joint board meeting would be held on March 19th, 2011 and briefly spoke of topics to be discussed. Mr. Chargaris spoke of draft letter regarding hiring planner. All agreed that Mr. Chagaris should forward mentioned letter to Mr. Rogan. Mr. Lignos asked the board for feedback regarding cancellation of the February 2nd Work Session Meeting. All agreed to cancel meeting. Motion was made by Mayor Heymann and seconded by Dr. Maddaloni to adjourn meeting. Meeting was adjourned at 10:46 PM followed by an executive session.