

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting

Thursday,
November 29th, 2012
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Monday,
November 29th, 2012

Mr. Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, November 29th, 2012 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 (8:03)

Councilwoman Amitai (8:06)

Mr. Lignos, Chair

Dr. Maddaloni, Vice-Chair

Mr. Baboo

Mr. Sinowitz (8:04)

Mr. DiDio

Ms. Isacoff

Mr. Pialtos

Ms. Stella- (alt # 1)

Mr. Nyfenger- (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:

N/A

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. No comments were made at this time.

Mr. Chagaris stated that he received an oral confirmation from Mr. Basralian regarding withdrawing request for special hearings for the remainder of the year pertaining to Closter Plaza and that this is still a pending application. Ms. Mitchell confirmed that there have been no applications received for the December Work Session. Mr. Lignos spoke of holding a Special Meeting along with the Reorganization/ Work Session Meeting in January 2013. Motion was made by Mr. DiDio and seconded by Dr. Maddaloni to cancel both the December 5th & December 27th Planning Board meetings. All present were in favor of cancellations.

Motion was made by Mayor Heymann and seconded by Dr. Maddaloni to approve minutes of November 5th. All present were in favor of approval with the exception of Mr. Baboo, Ms. Stella & Ms. Isacoff who weren't qualified to vote (due to being absent on meeting date.)

Item # 1

Block 2401 Lot 49
679 Closter Dock Road
Application # P2012-09

Applicant: Evar
Attorney: Elliot Urdang

Mr. Lignos announced that this application will be heard on January 3rd, 2013.

Item # 2

Block 1313/ Lot 3
540 Durie Avenue
Application # P-2012-07

Applicant: 540 Durie Land, LLC
Attorney: David Watkins

Mr. Watkins spoke of proposed scope of work regarding application. Mr. Watkins also spoke of parking requirements. Mr. Chagaris swore in Mr. Hubschman (licensed Engineer & Planner) of 263 Washington Avenue, Bergenfield, NJ. Mr. Hubschman spoke of site plan application (scope of work, parking, etc.). Mr. DeNicola spoke of his review letter speaking of parking, location of dumpster, etc. Ms. Isacoff asked about use as it relates to parking issues & expressed her concerns regarding children drop-off area. Mr. Hubschman responded. Dr. Maddaloni asked about basement renovation pertaining to current codes. Mr. Watkins responded. Mr. Baboo asked about placement of utilities. Mr. Hubschmann responded. Mr. Lignos asked about placement of site lighting. Mr. Hubschman responded. Mr. Sinowitz asked about location of kitchen. Mr. Hubschman responded. Mr. Baboo asked about activation of railroad. Mr. DeNicola responded stating that the rail is not active at this time. Mr. Chagaris swore in Mr. Elkin (licensed Architect) of 19 Park Avenue, Rutherford, N.J. Mr. Elkin spoke of current condition of site and also spoke of proposed scope of work. Mr. Lignos asked for clarification regarding proposed scope of work. Mr. Elkin responded. Mr. Sinowitz asked about proposed signage. Mr. Watkins responded. Dr. Maddoloni asked about renovation of 2nd floor apartment. Mr. Watkins responded stating that has already been completed. Mr. Nyfenger asked about existing tenant parking. Mr. Watkins stated he did not know. Councilwoman Amitai asked about awnings & location of A/C system. Mr. Elkin responded. Mr. Nyfenger & Mr. Lignos also commented on location of A/C system. Mr. DiDio asked about entrances. Mr. Elkin responded. Ms. Isacoff asked for clarification of foyer entrance. Mr. Elkin responded. Councilwoman Amitai suggested evergreens be planted. Ms. Isacoff asked about operating hours of bar section. There was no response at this time. Mr. Baboo asked about requirements of mixed use. Both Mr. Watkins & Mr. Chagaris responded. Mayor Heymann asked about proposed parking. Mr. Watkins responded. Mayor Heymann continued to speak of parking issues. Other Board members expressed their concerns regarding parking & safety issues. Ms. Stella asked about use of basement level. Mr. Watkins stated it is a bowling alley. Mr. Rosenblum of 65 Knickerbocker asked about the allowed capacity as per the fire department. Mr. Watkins stated that whatever it is will be complied with. Ms. Zipse, owner of 224-228 Closter Dock Road asked about seating of facility. Mr. Elkin responded. Mr. Zipse of 224-228 Closter Dock Road asked about the parking. Mr. Lignos stated that as per testimony, the parking will remain the same as it is currently. Mr. Zipse continued to express his concerns about parking issues. Ms. Zipse asked how many parking spaces are in the lot. Mr. Lignos & Mr. DeNicola spoke of parking spaces as per zoning requirements. Mr. Rosenblum of 65 Knickerbocker

asked if applicant would have to pay fee for deficiency of parking spaces. Mr. Lignos stated that the Board may decide to request contribution; although this is not mandatory. Mr. DiDio asked if there was currently an A/C system on roof. Mr. Elkin stated he wasn't aware of location of existing compressors. Ms. Zipse of 224-228 Closter Dock Road expressed her concerns about the parking. Councilwoman Amitai & Mr. DeNicola also spoke of parking. Dr. Maddaloni & Mr. Lignos spoke of requesting parking contribution. Mr. Chagaris commented on same stating that that wouldn't be legally correct for this application. The Board continued to discuss parking issues and other planning issues. Mr. Lignos expressed his concerns regarding liquor being served (since children will also be entering building for class) and also spoke of pickup safety. Mr. Lignos asked about the height of the proposed fence. Mr. DeNicola responded. Ms. Isacoff also spoke of safety issues. Mr. Nyfenger suggested 2 parking spaces be required for tenant use through the parking fund. Motion was made by Mr. Nyfenger and seconded by Councilwoman Amitai to approve application with mentioned stipulations. Mr. Watkins expressed his concerns regarding certain stipulations. The Board continued to discuss stipulations. All present were in favor of approval.

3- Further discussion/review (as requested by the Mayor & Council) regarding Outdoor Café Ordinance: Mr. Nyfenger stated that he understood Edens' concern (speaking of correspondence mentioned earlier) The Board continued to discuss proposed ordinance change. Mr. Chagaris also spoke of ordinance. Motion was made by Councilwoman Amitai & seconded by Mr. DiDio to accept proposed ordinance & that same is not inconsistent with Master Plan. All present were in favor of acceptance with the exception of Mr. Nyfenger who was against.

4- Further discussion/review (as requested by the Mayor & Council) regarding limiting schedule for Historic Preservation properties: Mr. Chagriss spoke of proposed ordinance. The Board also discussed. Ms. Isacoff spoke of the LEED version of this ordinance (which is not part of this spoken ordinance) The Board continued to discuss. Motion was made by Mr. Nyfenger & seconded by Mr. Pialtos to accept ordinance & that same is not inconsistent with the Master Plan. All present were in favor of acceptance with the exception of Mr. Sinowitz & Ms. Isacoff who were against.

Mr. Lignos reminded the Board that the next meeting will take place on Thursday, January 3rd for the purposed of reorganization, special & work session meetings

Mr. Lignos wished all a Happy Holiday & thanked the Board for their work

- Motion was made by Mr. Nyfenger and seconded by Mr. Sinowitz to adjourn meeting. Meeting was adjourned at 9:58 PM.