

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Work Session Meeting**

Wednesday,  
October 3rd, 2012  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
October 3<sup>rd</sup>, 2012

Mr. Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, October 3<sup>rd</sup>, 2012 in the Council Chambers of the Borough Hall to order at 7:59PM. 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  
Ms. Stella- (alt # 1)  
Mr. Sinowitz-8:02PM  
Mr. DiDio  
Ms. Isacoff  
Mr. Pialtos-8:15PM  
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.

Motion was made by Mayor Heymann and seconded by Ms. Isacoff to approve minutes of September 5<sup>th</sup>. All present were in favor of approval with the exception of Mr. Baboo, Ms. Stella, Mr. Sinowitz, Mr. DiDio & Mr. Nyfenger who abstained.

Item # 1

Block 1313, Lot 1  
540 Durie Avenue  
Application # P2012-07

Applicant: 540 Durie Land, LLC  
Attorney: David Watkins

Mr. Watkins spoke of proposed site plan application. Mr. DeNicola spoke of review letter regarding application. Mr. Watkins spoke of same. Motion was made by Dr. Maddaloni & seconded by Mr. DiDio to deem application complete. All present were in favor of completeness. (Dr. Maddaloni spoke of applicant submitting color renderings.)

Item # 2

Block 1607, Lot 1  
19 Ver Valen Street  
Application # P2012-08

Applicant: Closter Marketplace (EBA), LLC  
Attorney: Joseph Basralian

Mr. Basralian spoke of proposed site plan application. Mr. Lignos asked for clarification regarding name of applicant. Mr. Basralian confirmed that the property is Closter Plaza & that the applicant is Closter Marketplace (EBA), LLC. Mr. Basralian spoke of items in Mr. DeNicola's review letter. Mr. DeNicola commented on same. Mr. Chagaris spoke of item # 3 of Mr. DeNicola's letter regarding Board jurisdiction and invited both the applicant & any objector/ interested party to brief question of jurisdiction. Mr. Basralian confirmed that a brief will be submitted regarding mentioned. Mr. Chagaris asked if there were any objectors at this time. Mr. Rosenblum of 65 Knickerbocker Road asked for clarification of mentioned issues. Mr. Chagaris responded speaking of item # 3 on Mr. DeNicola's letter. Mr. Rosenblum if issue was the same as previous application. Mr. Chagaris responded stating that this is a new application & the one being dealt with at this time. Mr. Basralian continued to discuss Mr. DeNicola's review letter. Mr. Lignos requested testimony regarding site appropriateness for accommodation of large tenant uses. Mr. Basralian responded. Mr. Basralian continued to discuss Mr. DeNicola's letter. Mr. DeNicola spoke of item # 6 regarding parking setback requirements. Mr. Basralian responded. Mr. Basralian spoke of item # 10 of letter regarding deed of church property and asked if a waiver could be requested regarding survey for church. Mr. DeNicola responded. Mr. Basralian spoke of proposed HVAC system & also stated that the tenants were not all known at this time. Mr. Lignos also spoke of the HVAC units and stated that the Board would need more information. Mr. Basralian stated that this would be discussed with architect and engineer. Mr. Basralian stated that floor plans were not available at this point due to tenants not being established. Mr. DeNicola responded expressing concerns of parking calculations. Mr. Basralian responded speaking of proposed use. Mr. Basralian stated that this will be a 2-phase project. Mr. Basralian confirmed that the AME Zion church is a co-applicant. Mr. Chagaris stated that any approval from board would have to be subject to approval from the Historic Preservation Commission. Councilwoman Amitiai requested future testimony regarding streetscape. Mr. Lignos requested that the Board be permitted to retain a planner. Mr. Basralian requested confirmation of "not to exceed" rates. Mr. Nyfenger spoke of the proposed bus route changes as it pertains to application. Mr. Lignos requested proposed landscape drawings & color renderings of front elevations. Mr. Lignos stated that the site engineer should be prepared to discuss parking. Mr. Basralian responded stating that testimony would be given. Mr. Lignos continued to discuss application pertaining to what should be presented during testimony and also mentioned that proposed signage should be discussed. Councilwoman Amatai requested additional information regarding (5) different public spaces & the sizes of mentioned & also requested testimony on landscape in parking lot. Mr. Lignos requested clarification of seating. Mr. Basralian confirmed that testimony will be given regarding mentioned items. Mr. Lignos asked if proposed project would include Whole Foods. (Mr. Lignos spoke of sustainability). Mr. Basralian stated that the plans indicate there would be some type of grocer. Mr. Di-Dio spoke of lighting & traffic issues. Mr. Sinowitz spoke of the importance of testimony regarding signage. Councilwoman Amitai requested testimony regarding Building E. Mr. Baboo spoke of the urban look of the proposed project. Ms. Isacoff requested testimony regarding traffic impact regarding the Piermont intersection. Mr. Basralian stated that traffic studies were conducted at that location. Mr. Lignos requested planner testimony regarding connect ability with the Closter Commons & the possibility of an easement. Ms. Stella asked about the proposed auxiliary

building. Mr. Basralian responded. Mr. Lignos suggested that the board meet on a weekly basis concerning this application. Members discussed same.

Mr. Basralian stated he can submit revision plans by October 11<sup>th</sup> (deadline date) but could not meet same deadline for submitting survey of church property. Mr. Lignos stated that the board could either waive submission of survey or not perfect application until survey is received. Mr. DeNicola confirmed that waiving survey would not change application. Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to waive submittal of survey. Mr. DeNicola discussed downfalls of survey not being submitted. Mr. Chagaris reminded the board that if this is waived; that would be a final decision (if survey is submitted at later date, it could not be used to make decisions regarding application). All present were in favor of waiving submittal of survey. Motion was made by Dr. Maddaloni and seconded by Mr. DiDio to deem application complete subject to mentioned stipulations. All present were in favor of completeness.

### 3-Liaison Reports

Councilwoman Amitai had no comment at this time. Ms. Stella invited all to a “Talk with Toby” session on October 10<sup>th</sup> (Discussion will consist of WWII veterans). Mr. DiDio had no comment at this time.

### 4-Open Meeting to Public

No Comments at this time.

### 5-Discussion regarding proposed bus routes

Mr. Isaacson of 97 Columbus Avenue spoke of suggested bus route changes (regarding bus # 20), and also spoke of needed commuter parking & bus shelters that would be supplied by N.J. Transit at no cost. Members & Mr. Isaacson spoke of safety, sidewalks, etc. Mr. Isaacson stated that he spoke to Bergen County Engineering (traffic) in regards to traffic light installation at Piermont Road. Mr. DeNicola spoke of same. Mr. Isaacson suggested that the Borough conduct a traffic study. Mr. Lignos & Mr. DeNicola commented on same speaking of County improvements. Dr. Maddaloni spoke of bus routes into New York City. Mayor Heymann, Mr. Nyfenger, & Mr. Baboo also commented of same. Mr. Isaacson & the Board continued to discuss speaking of potential bus shelter locations. Mr. Lignos suggested that Mr. DeNicola & Mr. Isaacson map out potential bus shelter locations. Mr. Isaacson stated he would contact the county regarding traffic light installation prior to mapping out locations.

### 6-Approval of resolution regarding LEED Certification

Mr. Chagaris stated that purpose of this is to memorialize vote approval which took place at prior meeting. Motion was made by Dr. Maddaloni & seconded by Ms. Isacoff to memorialize resolution spoken of. All present were in favor with the exception of Councilwoman Amitai who was against. (Mr. Baboo, Ms. Stella, Mr. Sinowitz, Mr. DiDio & Mr. Nyfenger did not vote due to not being present at prior meeting).

The board spoke briefly of the recently held joint-board meeting. Mayor Heymann spoke specifically of 2-family use properties. Mr. Baboo commented on same. Mr. Sinowitz spoke of procedure regarding adoption of ordinances. Mr. Lignos commented on same specifically speaking of 2-family/zoning.

Councilwoman Amitai asked for clarification regarding chapter 173- (use to use) specifically pertaining to \$10,000 fine spoken of. Mr. Chagaris confirmed that fine requirement was dropped. Mr. Nyfenger spoke of 2-Family houses. Mr. Rosenblum commented on same.

Motion was made by Ms. Isacoff and seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:56PM.