

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session Meeting
Wednesday,
June 5th, 2013
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Mr. Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, June 5th, 2013 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
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Mr. Baboo-8:14pm
Mr. DiDio
Mr. Sinowitz-8:04
Ms. Isacoff
Mr. Pialtos-8:06pm
Ms. Stella- (alt # 1) - 8:02pm
Mr. Nyfenger- (alt # 2)
Mr. Chagaris, Board Attorney
Mr. DeNicola, Board Engineer
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. No comments were made at this time.

Motion was made by Ms. Isacoff & seconded by Mr. Nyfenger to approve minutes of 05-01-13. All present were in favor of approval with the exception of Mr. Sinowitz who did not vote due to not attending the May 1st meeting.

Item # 1

Block 2302 Lot 43
14 Laurence Court
Application # P-2013-04

Applicant: Goldstein
Attorney: N/A

Mr. Mueller of Hubschman Engineering, Bergenfield, N.J. was present to represent application. Ms. Stella asked about the number of trees to be removed. Mr. DeNicola commented on same & stated that this was listed as an item on his review letter and should be addressed at the hearing. Motion was made

by Mayor Heymann & seconded by Mr. DiDio to deem application perfected. All present were in favor of perfection.

- **Item # 2**

Block 1607 Lot 1 (BL 1310/ L 2)
19 Ver Valen Street (7 Campbell Ave.)
Application # P-2013-03

Applicant: Closter Marketplace (EBA), LLC
Centennial AME Zion Church
Attorney: Mr. Basralian

Mr. Basralian was present to represent application. Mr. Basralian spoke briefly of the intention of proposed application. Mr. DeNicola spoke of his review letter. Mr. Lignos asked for clarification regarding height. Both Mr. DeNicola & Mr. Basralian responded. Mr. DeNicola continued to discuss review letter. Mr. Chagaris suggested that the Board ask the applicant to retain a planner on behalf of the Board & spoke of the need for determination of jurisdiction. Mr. DeNicola continued to speak of application. Mayor Heymann spoke of her concerns regarding the 200 foot list submitted. Mr. Paltos requested testimony is given regarding what types of stores will be proposed. Ms. Isacoff asked about the proposed subdivision. Mr. Basralian clarified what piece of property would be affected. Mr. Sinowitz asked about proposed signage. Mr. Basralian responded. Mr. DeNicola also commented on signage. Mr. Lignos requested material boards be presented as part of testimony. Mr. Lignos also spoke of proposed retail uses & the effect on parking. Mr. Basralian responded speaking of the parking ratio. Mr. Lignos continued to speak of adequate parking & also spoke of proposed landscaping & mechanical screening requesting additional information during testimony. Mr. Lignos also requested testimony regarding size of building/lot size requirements. Mr. Chagaris spoke of same. Mr. DiDio suggested the Board request a traffic consultant. Mr. Lignos asked about proposed signage. Mr. Basralian responded. Mr. Sinowitz also commented on signage. Mr. Lignos requested testimony regarding sustainability. Mr. Chagaris suggested Mr. Banisch is retained as planner on behalf of the Board. Mr. Basralian concurred with stipulation of cost not to exceed the municipality's hourly rate. Motion was made by Mr. Nyfenger & seconded by Dr. Maddaloni to deem application perfected with mentioned stipulations. All present were in favor of perfection. Mr. Lignos discussed possible dates for special hearings. Mr. Basralian confirmed that he would like to request special meetings. The Board discussed dates for meetings.

Mr. Lignos announced that a 10 minute recess will be taken (time was 8:48PM). Meeting reopened at 8:59 PM.

3- Mr. Lignos introduced Mr. Frank Banisch & spoke briefly of the intention of tonight's presentation. Mr. Banisch spoke of elements of the Borough's Master Plan & spoke of his findings & recommendations pertaining to different zones. (Mr. Banisch previously sent the member a draft report.) . Mr. Banisch continued to speak of recommended changes commented specifically on the industrial & commercial zones. He also spoke of what should be considered when thinking of redevelopment for the town. Mr. Lignos suggested that the members have additional time to read draft submitted & vote at a later meeting. Decision was made for Mr. Banisch to attend the July 25th, 2013 Planning Board meeting. (At which time a vote will be taken pertaining to recommendations). Mayor Heymann spoke of draft submitted & also commented on upcoming signage ordinance changes. Ms. Stella asked Mr. Banisch for clarification regarding assistance in preparation of draft. Mr. Banisch responded speaking of his visits with business owners in town. Mr. Nyfenger asked for goal clarification for the July 25th meeting. Mr. Lignos responded & reminded the members that the draft should be thoroughly read prior to the July meeting. Ms. Isacoff asked for clarification regarding how the vision would be implemented. Mr. Banisch responded speaking of proposed changes in the Master Plan that will change the existing zoning ordinance. Mr.

Banisch continued to speak of proposed report. Mr. Paltos spoke of how the goals/vision also affects the landlords. Mr. Banisch commented on Mr. Paltos' concerns. Mr. Lignos spoke of the revitalization of the Plaza. Mr. Chagaris reminded Mr. Lignos that there is an existing application regarding the Plaza. Mr. Lignos clarified that he was speaking of Main Street. Mr. Banisch responded. Mr. Sinowitz asked for clarification regarding uses specifically in district 3. Mr. Banisch responded. Mr. Lignos spoke of the zoning ordinance as pertaining to parking in relationship to use. Mr. Banisch responded. Mr. Lignos suggested that the existing parking requirements be updated & also asked about a modern planning method regarding diversity of businesses. Mr. Banisch responded. Mr. Sinowitz spoke of restriction of retail uses and made recommendations regarding same. Mr. Banisch responded.

4- Discussion regarding proposed Historic Designation of Block 1003, Lot 21, 421 Durie Avenue
Mr. Adriance of the Historic Commission spoke of proposed designation also commenting on the background of Lustron houses. Mr. Nyfenger asked where funding would generate from pertaining to the upkeep of historic houses. Mr. Chagaris responded stating that this is not part of the Planning Board's jurisdiction. Mr. Nyfenger expressed his concerns regarding consequences of designating the property historical. Mr. Sinowitz spoke of the need to know the value of property. Mr. Adriance responded to Mr. Sinowitz's comments. Mr. Lignos responded to Mr. Nyfenger's concerns commenting on the purpose of the Historic Commission & the jurisdiction of the Planning Board. Mr. Chagaris clarified the role of the Board. Ms. Stella spoke of the outside appearance of house. Mr. Greenberg from the law offices of David Watkins was present on behalf of Mr. Schimdt (homeowner). Mr. Greenberg spoke of 2004 Council minutes speaking of the denial of property designation at that time. Mr. Greenberg stated that Mr. Schimdt purchased property in 2006 knowing that the property was not designated. Mr. Chagaris asked if Mr. Schimdt was present to testify. Mr. Greenberg stated he was not & stated that the reason for presenting 2004 minutes was for fairness to the homeowner. Mr. Greenberg continued to discuss property & homeowner's objection of designation. Mr. Sinowitz also spoke of proposed designation. Mr. Greenberg spoke of condition of property & commented on possible decrease of value if property is designated. Mr. Lignos commented on same also speaking of repairing & restoring a designated property. Mr. Greenberg reminded the Board that the homeowner is opposed to designation. Ms. Stella reminded of a handout she previously distributed to the Board & also stated that owner objection does not come into play as part of designation. Mr. Chagaris swore in Ms. Ringlestein (Former homeowner of property). Ms. Ringlestein strongly expressed her objection to property being designated and spoke of the reasons for her objection presenting appraisal report/pictures, etc. Ms. Ringlestein also reminded the Board that this property was previously denied for designation and expressed her concerns regarding decrease in value if designation is passed. Ms. Ringlestein requested that the Board vote against recommending designation. Mayor Heymann spoke of the responsibilities of the Planning Board as opposed to the responsibilities of the Council regarding historic designations. Mr. Nyfenger expressed his concerns regarding future endurance of structure & also stated that although by law, a homeowner's consent is not required, he believes it is morally wrong to go against a homeowner's wishes. Ms. Isacoff spoke of the Planning Board's responsibilities regarding designation recommendation & also spoke of the uniqueness of this structure & future restoration/maintenance. Ms. Stella reiterated the reason a proposed historic designation comes before the Planning Board. Mr. Sinowitz spoke of the Planning Board's support of the Historic Commission. Dr. Maddaloni concurred with Mr. Sinowitz. Motion was made by Dr. Maddaloni & seconded by Mr. Sinowitz to recommend designa-

tion to the Mayor & Council. All present were in favor of recommendation with the exception of Mr. DiDo, Mr. Pialtos & Mr. Nyfenger who were against. (Mr. Baboo left earlier in the meeting)

5- Resolution Memorialization regarding Historic Designation of 1 Station Court

Mr. Chagaris spoke of mentioned resolution. Motion was made by Ms. Isacoff & seconded by Mr. DiDio to approve resolution. All present were in favor of approval with the exception of Mr. Sinowitz who wasn't qualified to vote.

6-Liaison's Reports- No comments

7- Open Meeting to the Public- No comments

Motion was made by Dr. Maddaloni & seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 10:54PM.