

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Regular Monthly Meeting**  
October 31st, 2013  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Regular Monthly Meeting  
Thursday,  
October 31st, 2013

Mr. Lignos, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, October 31<sup>st</sup>, 2013 in the Council Chambers of the Borough Hall to order at 8:00 PM. 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- 8:02 PM  
Mr. Lignos, Chair  
Mr. Sinowitz  
Ms. Isacoff  
Ms. Stella- (alt # 1)  
Mr. Nyfenger- (alt # 2)  
Mr. Chagaris, Board Attorney  
Mr. Morris, Acting Board Engineer  
Rose Mitchell, Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Dr. Maddaloni  
Mr. Baboo  
Mr. DiDio  
Mr. Pialtos  
Mr. DeNicola- Board Engineer

Mr. Lignos read the correspondence list and asked if any members had any comments. There were no comments at this time.

**Item # 1**

Block 2401, Lot 49  
679 Closter Dock Road  
Application # 2012-09

Applicant: Evar  
Attorney: Elliot Urdang

Mr. Urdang stated that Mr. Hubschman will be testifying regarding drainage. Mr. Hubschman was reminded that he was sworn in at previous meeting & was still under oath. Mr. Hubschman spoke of drainage conditions. Mr. Urdang spoke of installation of seepage pits. Mr. Lignos asked for clarification regarding public/private right-of-way. Mr. Urdang responded. Mr. Lignos asked Mr. Morris for clarification of right-of-way zoning code. Mr. Morris responded. Mr. Urdang &

Mr. Chagaris also commented on same. Mr. Sinowitz asked about consideration to improve street. Mr. Urdang responded stating there was not. Mr. Kasdan of 699 Closter Dock Road asked about the (2) existing right-of-way & proposed seepage pit installation expressing his concerns of water runoff. Mr. Hubschmann responded. Mr. Lignos asked for clarification regarding water runoff. Mr. Hubschmann responded. Mr. Urdang commented on same. Mr. Rosenblum of 65 Knickerbocker Road asked about future potential subdivisions. Mr. Urdang responded. Mr. Rosenblum spoke of testimony previously given & also spoke of a previous Zoning Board application. Mr. Chagaris responded to Mr. Rosenblum's comments. Mr. Rosenblum continued to speak of this application. Mr. Greenspan of 701 Closter Dock Road expressed his concerns regarding future plan for the existing road. Mr. Lignos asked Mr. Greenspan for his input regarding effect of driveway activity once another dwelling is involved. Mr. Greenspan responded. Mr. Lignos also asked about emergency vehicles. Mr. Greenspan responded. Mr. Kasdan of 699 Closter Dock Road also commented on emergency vehicles & driveway access. Mr. Chagaris announced that deliberation for this application will take place on November 6<sup>th</sup> & that no new testimony will be given. Motion was made by Mayor Heymann & seconded by Ms. Isacoff to hold a special meeting on November 6<sup>th</sup>. All present were in favor of special meeting (following the scheduled work session meeting). Mr. Chagaris reminded Ms. Mitchell to notice mentioned special meeting. Mr. Nyfenger asked for clarification regarding the November 6<sup>th</sup> meeting. Mr. Lignos responded.

### **Item # 2**

Block 2209, Lot 3  
13 Arnold Avenue  
Application # P2013-05

Applicant: J & EM LLC  
Attorney: Donna Vellekamp

Mr. Chagaris swore in Mr. Koestner of 61 Hudson Street, Hackensack, NJ. (Professional engineer). Mr. Koestner spoke of this major soil application. Ms. Vellekamp spoke of items mentioned in Mr. DeNicola's letter. Mr. Morris & Mr. Koestner also spoke of mentioned items clarifying how each issue was addressed. Board members spoke of tree concerns. Councilwoman Amitai asked about trees that have been removed. Ms. Vellekamp responded. Mr. Lignos asked for clarification regarding tree permit. Ms. Vellekamp responded. Mr. Nyfenger also spoke of proposed tree planting. Councilwoman Amitai asked for clarification of street tree plantings. Board continued to speak of tree planting. Motion was made by Mayor Heymann & seconded by Mr. Nyfenger to approve application. Mr. Morris clarified list of stipulations. All present were in favor of approval.

### **Item # 3**

Block 1309, Lot 1  
40 Homans Avenue  
Application # P2013-06

Applicant: 40 Homans Avenue, LLC  
Attorney: David Watkins

Mr. Watkins spoke of this site plan application also speaking of items of Mr. DeNicola's letter. Mr. Chagaris swore in Mr. Hubschman of 263 South Washington Avenue, Bergenfield, N.J. Mr. Hubschman spoke of site specifically addressing parking as per Mr. Watkin's request. Mr. Chagaris asked for clarification of parking counts conducted. Mr. Hubschman responded. Mr. Hubschman continued to speak of elements of proposed site plan. Mr. Hubschman also spoke of items in Mr. DeNicola's review letter. Mr. Watkins reminded the Board that Mr. Hubschman is not testifying as a traffic expert. Mr. Hubschman continued to testify. Mr. Hubschman & Mr. Watkins spoke of reports received from Borough Officials. Mr. Chagaris asked for clarification regarding comments from the Police Dept. Mr. Hubschman responded clarifying his findings. Mayor Heymann also commented on parking speaking of parking of landscape trucks. Mr. Watkins also spoke of report submitted from the Health Dept & the Building Sub Code Official. Mr. Watkins continued to discuss application. Mr. Sinowitz clarified zoning approval as per Mr. Watkins' request. Mr. Hubschman continued to discuss items in Mr. DeNicola's review letter. Mr. Hubschman also continued to discuss parking issues. Mayor Heymann asked about proposed parking. Mr. Hubschman responded. Councilwoman Amitai spoke of the existing parking fund. Mr. Watkins commented on same. Councilwoman Amitai asked about the south parking lot. Mr. Watkins responded. Councilwoman Amitai also asked about proposed landscaping. Mr. Lignos commented on Councilwoman Amitai's request. Councilwoman also spoke of proposed signs. Mayor Heymann also asked about signs. Mr. Hubschman responded. Mr. Lignos reminded the members that signage was not part of this application. Ms. Isacoff asked about operating hours. Mr. Watkins responded. Mr. Nyfenger asked for clarification of parking areas. Mr. Watkins responded. Mr. Rosenblum of 65 Knickerbocker Road asked about prior resolutions and prior parking fund. Mr. Watkins responded. Mr. Rosenblum asked about proposed seating. Mr. Hubschman responded. Mr. Chagaris swore in Mr. Young Min Woo (Licensed Architect) of 495 Durie Avenue, Closter, N.J. Mr. Woo spoke of his professional background. Mr. Woo spoke of plans submitted addressing proposed scope of work. Mr. Nyfenger asked for clarification of proposed mezzanine. Mr. Woo responded. Mr. Lignos asked about proposed barriers & handicapped accessibility. Mr. Woo responded. Mr. Rosenblum asked how many levels of the building would be utilized. Mr. Woo responded. Councilwoman Amitai asked about façade of building. Mr. Watkins stated façade would remain the same. Mr. Nyfenger spoke of parking. Mr. Lignos commented on same. Mr. Watkins reminded the Board that he is requesting a parking waiver. The Board continued to discuss solution for lack of parking spaces. Motion was made by Mr. Nyfenger & seconded by Mr. Sinowitz to approve application with mentioned stipulations. All present were in favor. Mr. Sinowitz clarified that the signage would be a separate application.

Motion was made by Mr. Nyfenger & seconded by Ms. Stella to adjourn meeting. Meeting was adjourned at 10:17PM.