

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

**MINUTES OF  
Work Session Meeting**  
Wednesday,  
April 7<sup>th</sup>, 2010  
8:00 P.M.

Prepared & Submitted by:  
**Rose Mitchell**  
Planning Board Coordinator

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BOROUGH OF CLOSTER, NEW JERSEY

WORK SESSION MEETING

Wednesday,  
April 7<sup>th</sup>, 2010

Mr. Lignos, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, April 7<sup>th</sup>, 2010 in the Council Chambers of the Borough Hall to order at 8:03PM .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. Isacoff  
Mr. Sinowitz  
Mr. DiDio  
Mr. Pialtos  
Mr. Ouzoonian  
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:

Dr. Friedman

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Mr. Lignos read the correspondence list.

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Motion was made by Mr. DiDio and seconded by Ms. Isacoff for approval of minutes of 03-03-10 meeting. All present agreed on approval with the exception of Mr. Pialtos who abstained.

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**Item # 1**

Block 1205, Lot 8  
10 Railroad Avenue  
Application # 2010-05

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

Mr. Watkins spoke of what Variances the applicant would be seeking. Mr. Watkins spoke of Mr. DeNicola's letter. Mr. Chagaris spoke of the proposed building height. Mr. DeNicola also spoke of height issues. Mr. Watkins spoke of other issues addressed in Mr. DeNicola's letter. Mr. Watkins spoke of waivers the applicant would seek. Mr. Sinowitz spoke of height regarding fences for this site. Mr. Chagaris asked Mr. Watkins for clarification regarding maximum building coverage. Mr. Watkins responded. Mr. DeNicola commented on each item listed in his letter. Mr. Watkins spoke of an easement on site (located on additional lot which had a transfer of ownership). Dr. Maddaloni asked for clarification of # 7 of Mr. DeNicola's letter. Mr. DeNicola responded. Mr. Lignos asked Mr. DeNicola about the lighting on submitted plans. Mr. DeNicola stated that no additional lighting was proposed. Mr. Watkins confirmed. Mr. Lignos asked Mr. Watkins to submit documentation regarding lighting. Mr. DeNicola asked about the required buffer. Mr. Chagaris commented on same. Mr. Baboo asked for more information regarding noise issues. Mr. Watkins stated noise issues would be addressed during hearing. Ms. Isacoff spoke of the environmental report. Mr. Watkins responded. Mr. Ouzoonian spoke of environmental testing and asked if testing was complete at this time. Mr. Watkins responded (stating it was not completed). Mr. Ouzoonian spoke of his concerns of public safety regarding environmental issues. Mr. Chagaris spoke of specific requirements regarding site plan review. Motion was made by Mr. Ouzoonian and seconded by Mr. Baboo regarding environmental report required prior to application deemed perfected. The Board members discussed said motion. Dr. Maddaloni suggested an amendment to the motion regarding executive summary being required prior to perfection. Both Mr. Ouzoonian and Mr. Baboo accepted mentioned amendment. Four of the members present voted for the motion. (which included Councilwoman Amitai, Mr. Baboo, Mr. DiDio and Mr. Ouzoonian) The remainder of the members present voted against motion.(which included Mayor Heymann, Dr. Maddaloni, Ms. Isacoff, Mr. Lignos, Mr. Sinowitz.) Motion was made by Dr. Maddaloni and seconded by Mayor Heymann regarding environmental executive summary being submitted by April 14<sup>th</sup>, 2010. All members present were in agreement for motion with the exception of Mr. Sinowitz who voted against motion made. Mr. Chagaris asked Mr. Watkins for clarification of prior applications before the Boards of the Closter Land Use Office. Mr. Watkins responded. Mr. Chagaris asked Ms. Mitchell to search for prior resolutions regarding site. Mr. DiDio asked for confirmation of the break down of parking spaces. Mr. Ouzoonian asked Mr. DeNicola for clarification of drainage. Mr. DeNicola responded. Mayor Heymann also commented on drainage issues. Mr. Ouzoonian asked if any reports were received from Fire and Police Departments. Mr. Lignos stated that mentioned reports were not required for perfection purposes. Motion was made by Mayor Heymann and seconded by Dr. Maddaloni with mentioned stipulations regarding Mr. DeNicola's letter, lighting, drainage issues, parking space breakdowns, environmental summary. Councilwoman Amitai stated she believes a traffic study should be done. Mr. Watkins stated that traffic issues would be part of the hearing testimony. All present were in agreement for perfection with the exception of Mr. Ouzoonian who voted against perfection.

## **2- Liaison's Reports**

Mr. Chagaris spoke of a proposed resolution regarding changes to the requirements for Soil Movement Applications coming before the Board. The members discussed same. Mr. Chagaris spoke of permits released for demolition of buildings and tree removal permits in regards to Soil Movement Applications. Mayor Heymann spoke of the concerns of Historic buildings being demolished. Mr. DeNicola and Mr. Lignos stated that mentioned was not a soil movement issue. Mr. Demarest of the Building Department commented on same. Mr. DeNicola spoke of soil movement jurisdiction regarding applications existing before the Zoning Board of Adjustment. Mr. Chagaris stated that mentioned would be addressed in a separate resolution. Motion was made by Councilwoman Amitai and seconded by Mr. DiDio regarding resolution preparation of Soil Movement requirement changes spoken of. All members present were in agreement.

Mr. Chagaris discussed the green element proposal which was discussed at the subcommittee meeting. The Board discussed element specifically speaking of leed certification levels. Mr. Chagaris discussed a bond requirement regarding leed certification. Mr. Sinowitz spoke of the concerns of zoning approval regarding bond requirements. Mr. Chagaris and Mr. DeNicola discussed Zoning Officer and Building Department issues regarding same. Motion was made by Mayor Heymann and seconded by Ms. Isacoff regarding Green Element resolution preparation. All members present were in agreement.

Mayor Heymann spoke of commercial vehicle parking in industrial zones. Mr. Chagaris commented on same. Mr. Sinowitz spoke of the past and present permitted use of the Commercial/ Industrial Zones. Motion was made by Mr. Sinowitz and seconded by Mayor Heymann for resolution preparation regarding commercial parking in industrial zones. All members present were in agreement with the exception of Mr. Baboo who voted against preparation of resolution.

Mr. Lignos spoke of the conservation zone and the environmental commission's involvement. Mr. Lignos asked Mr. DeNicola about drafting a map. Mr. DeNicola stated that map was done. Mr. Lignos stated that an ordinance would be drafted following the environmental commission's approval. Mr. DeNicola commented on same stating that mentioned refers only to Borough property. Mr. Chagaris spoke Borough Ordinances regarding site plan. Mr. Sinowitz discussed ordinances regarding site plan review. Mayor Heymann commented on same.

## **3- Open meeting to public**

Mr. Rosenblum of 65 Knickerbocker Road asked about resolution passed by the Board regarding maximum store size. Mr. Chagaris responded. Mr. Isaacson of 97 Columbus Avenue spoke of a map regarding conservation zone. Mr. Isaacson spoke of the Weyerhaeuser property report. Mr. Chagaris informed Mr. Isaacson that mentioned can not be discussed due to being a present application before board. Mr. Chagaris stated that said can be discussed during public hearing.

#### **4- Parking Proposal Discussion**

Mayor Heymann spoke briefly of the proposal for parking. (**Documentation was handed out to members at start of meeting**). Mr. Lignos suggested that this proposal be discussed at the review committee level. Mayor Heymann agreed.

Mr. Ouzoonian spoke of a design review committee. (**which exists in other towns in the area**).

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Motion was made by Mr. DiDio and seconded by Mr. Ouzoonian to adjourn meeting. All agreed. Meeting was adjourned at 10:01 PM with an executive session following.

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