

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

Wednesday,  
April 2<sup>nd</sup>, 2014  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
April 2<sup>nd</sup>, 2014

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, April 2<sup>nd</sup>, 2014 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.

Dr. Maddaloni 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  
Dr. Maddaloni  
Ms. Stella  
Mr. Sinowitz  
Mr. DiDio  
Ms. Isacoff  
Mr. Nyfenger  
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:

Mr. Periera  
Mr. Pialtos

There were no new correspondence(s) at this time.

Motion was made by Mayor Heymann & seconded by Mr. DiDio to approve minutes of 03-05-14. All present were in favor of approval with the exception of Ms. Stella & Ms. Isacoff who abstained.

Item # 1

Mr. Frank Banisch of Banisch Associates was in attendance to discuss recommendations pertaining to the Borough's Master Plan. Mr. Nyfenger recused himself due to owning a commercial property in spoken of zones. Mr. Banisch spoke of map/report submitted to the Board & commented on recommended proposed zoning changes. Ms. Stella asked about motivation for tenants coming into commercial spaces. Mr. Banisch responded. Ms. Stella asked for clarification on Mr. Banisch's comments regarding Railroad Avenue portion. Mr. Banisch responded. Mr. Banisch also spoke of transitional use. Councilwoman Amitai asked for clarification of zoning as per map submitted. Mr. Banisch responded. Mr. Banisch stated that he was not expecting the Board to take any action/vote this evening. Mr. Chagaris concurred that

the Board would need time. Mr. Banisch continued to speak of information presented to the Board. Mr. Nyfenger of 347 High Street (was recused from the Board at this point) asked for clarification of building locations (as per map submitted). Mr. DeNicola commented on map. Mr. Banisch responded to Mr. Nyfenger speaking of areas of map. Councilwoman Amitai asked for clarification of Railroad Avenue. Mr. Banisch & Mr. DeNicola responded. Ms. Stella also spoke of the Railroad/Blanch sections. Mr. Banisch asked for feedback from the Board regarding industrial zone. Ms. Isacoff responded speaking of the need for business/loft combination(s) (artisans) to be permitted to reside in this area. Mr. Sinowitz spoke of utilization of railroads in order to help potential tenants. Mr. Sinowitz also spoke of the District 4 & 5 area(s). Councilwoman Amitai spoke of certain commercial/industrial zone(s) converting back to residential areas. Mayor Heymann disagreed speaking of contamination issues in mentioned zones. Ms. Stella asked for clarification of Closter Art School. (# of years they've been occupying). Mr. Banisch & Mr. Sinowitz responded. Dr. Maddaloni spoke of commercial/industrial zones. Mayor Heymann spoke of the need for distinction regarding John Street (Residential vs. Commercial). The Board continued to speak of zone. Mr. Isaacson of 97 Columbus spoke of the potential loft/commercial spaces and the development of the railroad tracks expressing his concerns. Mr. Isaacson also spoke of utilizing the swim club parking lot. Mr. DeNicola commented on mentioned. Mr. Brown (resident of Harrington Park & Closter Commercial Realtor) suggested that commercial property owner in mentioned zones be notified. Mr. Brown commented on zones & potential changes speaking of his suggestions. Mr. Banisch responded to Mr. Brown's comments/suggestions. Mr. Sinowitz concurred with Mr. Brown's comments. Mr. Sinowitz asked for clarification regarding "performance businesses" stating it was a vague statement. Mayor Heymann & Mr. Banisch responded. Mr. Rosenblum of 65 Knickerbocker Road spoke of the Closter code regarding the Industrial Area. Dr. Maddaloni stated spoken of should be addressed as Commercial Area (not Industrial). Mr. Rosenblum continued to speak of zone/area & proposed businesses. Mr. Nyfenger of 347 High Street (& 51 Railroad Avenue) spoke of the use of his commercial building also commenting on hardship for businesses to come into town based on current zoning (permitted uses). Dr. Maddaloni concurred that the zoning code needs to be brought up to date. Mr. Sinowitz also commented on same. Mr. Banisch spoke of adding District 4 back into code. Ms. Stella spoke of Piermont Road section. Mr. Sinowitz continued to speak of the Zoning Code in the commercial/industrial areas. Mr. Banisch also commented on zones/permitted uses and continued to speak of proposed zoning changes. Mayor Heymann spoke of revitalizing Main Street. Councilwoman Amitai spoke of 3-story buildings. Mr. Banisch stated that he would work on a draft report & map based on tonight's feedback. Mr. Rosenblum asked for clarification of code regarding 3-story buildings. Mr. Banisch responded stating the code only allows 2 ½ stories. A decision was not made at this point regarding 200 foot noticing. The Board discussed holding subcommittee meeting (April 16<sup>th</sup>).

Mr. Nyfenger rejoined the Board at this point. Motion was made by Mr. DiDio and seconded by Mr. Nyfenger to cancel the April 24<sup>th</sup> regular monthly meeting. All present were in favor of cancellation. Motion was made by Mr. Nyfenger & seconded by Mr. DiDio to go into executive session. All were in favor. (time was 9:34PM.) Meeting was reopened at 9:50PM at which time motion was made by Mr. DiDio & seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 9:50PM.