

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Work Session Meeting
Wednesday,
July 2nd, 2014

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Ms. Isacoff, Vice-Chair called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, July 2nd 2014 in the Council Chambers of the Borough Hall to order at 8:01PM. She 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. She advised that the Board adheres to a twelve o'clock midnight curfew and no new matters would be considered after 11:00 P.M.

Ms. Issacoff 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. Sinowitz
Ms. Isacoff
Mr. Pialtos
Mr. Nyfenger
Mr. Chagaris-Board Attorney-8:11 PM
Mr. DeNicola, P.E., Boswell Engineering
Rose Mitchell, Planning Board Coordinator

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

Councilwoman Amitai
Dr. Maddaloni
Ms. Stella
Mr. DiDio

Ms. Isacoff read the correspondence list and asked if there were any comments at this time. Mayor Heymann commented on correspondence regarding zoning amendment request stating that issue is presently being worked on/discussed on the subcommittee level & they are also working with the Borough Planner. Mayor Heymann also commented on correspondences(s) regarding litigation & stated there would be an upcoming court date regarding same & that Mr. Chagaris will discuss further.

Motion was made by Mayor Heymann & seconded by Mr. Sinowitz to approve minutes of 05-07-14. All present were in favor of approval with the exception of Mr. Pialtos who abstained. Motion was made by Mayor Heymann & seconded by Mr. Sinowitz to approve minutes of 05-29-14. All present were in favor of approval with the exception of Mr. Pialtos who abstained.

Item # 1

Block 2211, Lot 3
121 Alpine
Application # P-2014-06

Applicant: Pars Holding, LLC
Attorney: David Watkins

Mr. Greenberg was present on behalf of the law offices of David Watkins. Mr. Greenberg spoke of the soil movement application. Mr. Sinowitz asked for clarification regarding submitted site plans. Mr. DeNicola & Mr. Grennberg responded. Mr. DeNicola spoke of his review letter. Motion was made by Mr. Nyfenger & seconded by Mr. Pialtos to deem application perfected with mention stipulations. All present were in favor of perfection.

Item # 2

Block 1104,
Lot(s) 15.02, 15.03 & 15.04
Van Sciver Street
Application # N/A- **Conceptual Review Only**

Estate of Eisenring
Attorney: Mr. Urdang

Ms. Isacoff spoke of this application ultimately going to the Z.B., however the applicant is seeking feedback & the Z.B. does not have a conceptual review procedure. Mr. Urdang concurred. Mr. Chagaris stated that since Mayor Heymann will be participating during this meeting; she would need to recuse herself if this application was ever presented before the Mayor & Council. Mayor Heymann concurred. Mr. Urdang spoke of proposed use for this site (being assistant living) Mr. Raxit Shah introduced himself & spoke of proposed use. Mr. Chagaris asked for clarification regarding height of building. Mr. DeNicola spoke of ordinance regarding height. Ms. Isacoff asked if company has previously run any type of assistant living facilities. Mr. Shah responded stating they have. Mr. Chagaris asked for clarification of # of units. Mr. Shah responded. Dr. Prem Shah introduced himself & spoke of their operation of assistant living facilities. Mr. Sinowitz & Mr. DeNicola asked about medical facility staffing & emergency vehicle services. Mr. Shah responded. Mr. Amit Shah introduced himself & also spoke of the proposed assistant living. Mr. Shah spoke of drawings/site plan submitted & also spoke of how the facility would be run. Mr. Nyfenger spoke of safety concerns regarding traffic, garbage trucks, etc. Mr. Nyfenger also spoke of parking. Mr. Shah commented on same. Ms. Isacoff asked for clarification regarding gated area/safety of residents. Mr. Shah responded. Mr. DeNicola spoke of size of building. Mr. Shah commented on same. Mr. Sinowitz asked about fencing. Mr. Shah responded. Mr. DeNicola asked for clarification regarding dimension of building. Mr. Shah responded. Mr. DeNicola expressed concerns about size of building. Mr. Chagaris spoke of the footprint/floor area of the building. Mr. Shah responded. Mr. Urdang stated that a number of variances will be required & continued to speak of proposed use. Mr. Shah spoke of the Medicaid law. Mr. DeNicola spoke of proposed structure. Mr. Shah responded to Mr. DeNicola's comments. Mr. Sinowitz stated that a Zoning denial would need to be obtained in order to go before the Z.B. Mayor Heymann made recommendations regarding plans to be submitted to the Z.B. Mr. Shah responded to recommendations. Mr. Sinowitz spoke of importance of proposed landscaping. Mr. Shah responded. Mr. Nyfenger asked about parking spaces. Mr. Shah responded. Mr. Chagaris spoke of occupancy rate/number of units. Mr. Shah responded. Mr. Shah continued to speak of proposed use. Mr. Urdang spoke of proposed # of units/beds. Mr. Chagaris spoke of same. Mr. Nyfenger asked about future control over unit occupancy. Mr. Shah responded. Mr. Pialtos asked about size of units. Mr. Shah responded. Mr. Sinowitz asked about assistant living use vs. hospital care. Mr. Shah responded. Mr. DeNicola spoke again of the proposed building. He also spoke of density, open space, etc. Mr. Shah responded. Mayor Heymann

concurred with Mr. DeNicola & also spoke of attractiveness of facility & staff transportation. Ms. Issacoff recommended a “green” building also mentioning that LEED certification is not required. Mr. Shah spoke of the number of employees, amount of shifts. Mr. Shah also spoke of taxes paid. Mr. Chagaris spoke of how an application appeal would affect the approval. Mr. Shah responded. Mr. Shah finalized presentation. Mr. DeNicola spoke of the importance of functionality of the proposed facility. Mayor Heymann also spoke of same commenting on items the board(s) would be looking for.

3- Resolution Approval regarding Closter Borough Hall Proposed Historic Designation:

Mr. Chagaris spoke of previous meeting regarding discussion of mentioned proposed designation. Motion was made by Ms. Isacoff & seconded by Mayor Heymann to approve resolution. All present were in favor with the exception of Mr. Pialtos who wasn't qualified to vote.

Ms. Rubenfeld-Waldron of the HPC thanked the board for approving the resolution regarding designation.

4- Liaison's Report:

No Comments at this time.

5- Open Meeting to the Public:

No comments at this time.

Motion was made by Mr. Nyfenger & seconded by Mr. Sinowitz to go into executive session. Time was 9:28. Meeting re-opened at 9:36PM. (No additional items were discussed).

Motion was made by Mayor Heymann & seconded by Mr. Nyfenger to adjourn meeting. Meeting was adjourned at 9:36PM.