

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

**MINUTES OF  
WORK SESSION & SPECIAL MEETING**

Wednesday,  
**August 5th, 2009**  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY

MINUTES OF THE WORK SESSION MEETING

Wednesday,  
August 5th, 2009  
8:00 P.M.

Mr. John Lignos, Chairman, called the Work Session/ Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, August 5<sup>th</sup>, 2009 in the Council Chambers of the Borough Hall to order at 8:05 P.M. 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. Baboo (8:07PM)  
Mr. Lignos, Chairman  
Ms. Isacoff  
Dr. Friedman  
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. Maddaloni Vice Chairman  
Mr. Di Dio

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Mr. Lignos read list of correspondence.

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**Work Session Portion**

Motion was made by Dr. Friedman and seconded by Mayor Heymann to approve minutes of July 1<sup>st</sup>, 2009. Everyone present was in agreement with the exception of Councilwoman Amitai who abstained.

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**Item # 1**

Block 903/Lot 4  
275 High Street  
P-2009-05

Applicant: Closter Board of Education

Ms Denise Mattes introduced herself and stated she was representing the Closter PTO/ Board of Education in regards to this application. Mr. Lignos asked Ms. Mattes if she would agree to postponing said application to the August 27<sup>th</sup> Regular Monthly Meeting. Ms Mattes was in agreement.

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Mr. Lignos opened meeting to the public's comments. **(Not regarding a specific application)**. There were no comments made at this time.

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Mr. Lignos asked the Liaisons for their reports. Councilwoman Amitai had nothing to report at this time. Mr. Ouzoonian (**historic Liaison**) commented on a special meeting that was held by the HPC on August 3<sup>rd</sup>, 2009 regarding Harrington Avenue/West Street being nominated as a historic district.

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Mr. Lignos stated that items # 4 & 5 (**retaining walls & P/B fee schedule**) would be postponed to the next Work Session Meeting.

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Motion is made by Ms. Isacoff and seconded by Councilwoman Amitai to adjourn the work session portion of meeting. Everyone present was in agreement. **(Time was 8:13PM)**.

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**Special Meeting Portion**

Dr. Friedman called the Special Meeting of the Closter Planning Board to order at 8:16 PM.

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**Item # 1**

Block 1607, Lot 1  
19 Ver Valen Street  
P-2009-04

Applicant: Irani, Aspi  
Attorney: Hill Wallack LLP

Dr. Friedman announced to the public that he would be chairing the special meeting in the absence of Dr. Maddaloni (**vice-chair**) and reminded the public that Mr. Lignos had recused himself from this application. Dr. Friedman gave a brief background of the prior meeting regarding the Closter Plaza application. Mr. Rosenblum (of 65 Knickerbocker Road mentioned that the public did not finish asking their questions at prior meeting) Mr. Chagaris stated that the public will have another opportunity to comment. Mr. Daines of Hill Wallack, LLP commented on the municipal land use law (**section 40; 55D-10**) in regards to the cross examination and the Planning Board's authority for limitation. He also suggested that the residents within 200 feet of

this proposed project have an opportunity to ask desired questions. Ms. Rose Tubito responded to Mr. Daines comments. An announcement was made (**by Mr. Chagaris**) that the Plaza application will not be heard on August 27<sup>th</sup> but will continue on **Wednesday September 2<sup>nd</sup>** immediately following the work session meeting. Mr. Daines asked Mr. Montoro to come before the board and Mr. Chagaris reminded Mr. Montoro that he was still under oath. Mr. Segreto introduced himself. Mr. Segreto asked Mr. Montoro about the K-mart building (**referred to as building H**) regarding **Phase II** of the proposed project. Mr. Segreto asked Mr. Montoro what the time table would be for construction of **Phase II**. Mr. Montoro stated that it would be approximately ten months. Mr. Segreto asked Mr. Montoro about the “**temporary condition**” mentioned in notice. Mr. Daines stated that an architect is not responsible to explain legal noticing. Mr. Chagaris commented regarding the “**temporary condition**” and asked Mr. Segreto to continue with the next question. Mr. Segreto asked Mr. Montoro about the prior Stop & Shop building (**referred to a Building A**). Mr. Segreto asked why said building would be completely demolished. Mr. Montoro stated the reasons (**ex: old building, too low, wood construction columns are close**). Mr. Segreto asked about the green element components spoken of during Mr. Montoro’s presentation. Mr. Montoro commented on attempting to work with Whole Foods regarding using existing building. (**He stated that building did not meet current criteria**). He commented on other reasons for proposed demolishing of building. Mr. Segreto asked how much of building B would be demolished (**in phase I**). Mr. Montero stated that **8,540 s.f.** would be demolished. Mr. Segreto asked what presently exists there. Mr. Montero stated that several stores exists (**some being vacant**). Mr. Segreto asked how many were vacant. Mr. Montero believed that three stores were vacant. Mr. Montoro briefly commented on the present tenants and how the leases are being complied with. Dr. Friedman reminded Mr. Segreto to keep his questions in line with the expert witness’ testimony presented at prior meeting. Mr. Chagaris asked Mr. Segreto to ask his direct question. Mr. Segreto asked Mr. Montoro about the vacant space (% of the 8,540 s.f. mentioned.) Mr. Montoro stated it would be approximately 40% of the mentioned square footage that was vacant. Mr. Segreto asked Mr. Montoro how large **Building C** was. Mr. Montero stated it was **6,427 s.f.** (**referred to POB-R dated 6-17-09**). Mr. Montero stated that mentioned building is occupied. He stated there are seven stores in said building. Mr. Segreto asked Mr. Montero about Building D (**which will not be demolished**). He asked how much square footage would be added to said building. Mr. Montoro stated that it would be approximately 500 square feet. Mr. Segreto asked what the purpose is of added to this building. Mr. Montoro stated it was to give the façade a nicer look. Mr. Segreto continued to speak of the proposed square footage. Mr. Segreto asked if there were any previous planning board approvals on the site. Mr. Montoro responded that he was not aware of that. Mr. Segreto asked additional questions regarding height (**Specifically speaking of the cupola**). Mr. Montero responded to said questions. Mr. Segreto asked questions regarding the history of the property. Mr. Montero responded. Mr. Chagaris reminded Mr. Segreto to keep the questions in line with what Mr. Montero previously testified. Mr. Segreto asked additional questions (**ex: regarding Master Plan, Condition of Property**). Dr. Friedman reminded Mr. Segreto to keep the questions in line with previous testimony given. Mr. Daines disagreed with some of the questions asked by Mr. Segreto. Dr. Friedman announced a five minute break at 9:28 PM. Dr. Friedman called the meeting back to order at 9:33 PM. At that time, he asked Mr. Daines to direct his objections to the board Chair. He also reminded Mr. Segreto to limit his questions to the direct testimony of the witness. Mr. Segreto questioned Mr. Montoro about the proposed site being “**pedestrian-**

**friendly** “. He asked Mr. Montoro to refer to the mentioned site plan ordinance. Mr. Montoro stated that Mr. Segreto’s question should be presented to the Site Plan Engineer. Mr. Montoro responded (**in light of what he specifically designed**). Mr. Montoro stated that he did not design the parking lot. Mr. Segreto additionally commented (regarding parking lot). Mr. Chagaris reminded Mr. Segreto to ask appropriate questions). Mr. Segreto asked about the pedestrian walkways. Mr. Montoro stated that said question should be presented to traffic consultant. Mr. Chagaris asked Mr. Segreto to proceed to the next question. Mr. Segreto questioned Mr. Montoro regarding the proposed outside seating area. Mr. Montoro responded speaking of the proposed amount of tables, canopies, etc. Mr. Segreto spoke of the “Homans Avenue” section of this project and mentioned the Borough Ordinance regarding rear yard/front yard zoning setbacks. He asked about the parking provided. (**K-mart building & building B**). Mr. Montoro stated that said question should be answered by the site engineer. Mr. Segreto continued to speak of the proposed parking. Mr. Segreto was asked to proceed to his next question. Dr Friedman concurred. Mr. Segreto asked Mr. Montoro about truck movements. Mr. Montoro stated that exhibits regarding truck issues have not been marked into evidence yet. Dr. Friedman reminded Mr. Segreto to keep questions in line with Mr. Montoro’s direct testimony. Mr. Ouzoonian stated he would like to hear an answer to mentioned question. Mr. Daines stated that this is a “site plan issue” and will be addressed by the site plan engineer. Mr. Segreto asked about the existing parking spaces and if a plan was submitted. Mr. Montoro replied that he did not know. Mr. Daines stated that too much time has been spent dealing with parking. Mr. Segreto asked about the proposed stores and sizes of said. Mr. Montoro responded. Mr. Segreto asked about the width of the walkway. Mr. Montoro responded referring to **exhibit A-14**. Mr. Segreto asked if the proposed portico was part of mentioned square footage. Mr. Montoro stated that it was. Mr. Segreto asked specifically about the size of the walkway regarding **Building C**. Mr. Montoro stated it was approximately nine feet. Mr. Segreto asked about proposed landscaping. Mr. Chagaris reminded Mr. Segreto that a landscape architect will be testifying at a later time. Mr. Segreto asked questions in regards to **Phase II** of the project Mr. Montoro responded speaking of proposed calculations. Mr. Segreto asked additional questions regarding **Phase I & II**. Mr. Montoro responded speaking again on proposed calculations and square footage. Mr. Segreto asked about loading docks. Mr. Montoro responded. Mr. Segreto asked about consideration of reducing the amount of square footage for proposed shopping center. Mr. Montoro responded he did not. At this time a five minute break was taken (**time was 10:47**). Meeting was called back to order at 10:51 PM. Mr. Daines spoke of the board’s discretion on time limitations. Mr. Segreto asked about the traffic between Bldg B and Bldg C. Mr. Montoro responded (also referring to pedestrian crosswalks). Mr. Montoro told Mr. Segreto that the traffic engineer can answer additional questions. Mr. Segreto asked about the “**greenery**”. Mr. Montoro spoke of other experts who worked on the plan. Mr. Segreto asked additional questions regarding landscaping and was reminded that said questions could be answered by future expert witnesses. Mr. Segreto asked additional questions regarding height and grade. Mr. Montoro confirmed that calculations would be submitted to engineer. Mr. Segreto spoke of the grade in regards to the Borough Ordinance. Mr. Montoro restated that the information would be provided to the engineer. Mr. Segreto asked about the green initiatives. Mr. Montoro spoke of the certification the applicant has applied for. Mr. Segreto asked about solar panels. Mr. Montoro stated that decision has not been made at this time. Mr. Segreto asked about roof guards. Mr. Montoro spoke of the skylights. Mr. Segreto asked about the parking lot in regards to shopping

carts and covered canopies. Mr. Montoro responded. (He spoke of site engineering plans.) Mr. Segreto asked about the existing building coverage. Mr. Montoro stated that said question is for the site engineer to answer. Mr. Segreto asked about ground signs. (specifically Homans Avenue). Mr. Montoro stated that proposed ground signs are on the site plan engineer's drawings. Mr. Segreto asked about the square footage of the proposed ground signs. Mr. Montoro responded (referring to **Page PB-10, Revision # 3, dated 4-21-09**). Mr. Segreto asked additional questions regarding signs. Mr. Montoro stated that the additional signs are shown on the site engineer's plans. He spoke of the options of sign placement and also commented on the types of signs. He reminded Mr. Segreto of the square footage amount of the proposed signs. Mr. Montoro stated that all dimensions were given regarding signage. Mr. Segreto asked about garbage disposal, dumpsters and loading. Mr. Montoro responded and also stated that the site engineer will testify to mentioned. Dr. Friedman announced that meeting must end. (**due to time**). He also stated that this application will continue on September 2<sup>nd</sup>, 2009.

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Motion is made by Ms. Isacoff and seconded by Mayor Heymann to adjourn meeting. Everyone was in agreement. Meeting was adjourned at 12:02 A.M. (8-6-09).

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