

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

**MINUTES OF
WORK SESSION MEETING**

Thursday,
July 30th, 2009
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Clerk

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Dr. Mark Maddaloni ,Vice Chairman, called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, July 30th, 2009 in the Council Chambers of the Borough Hall to order at 8:04 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.

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 Vice Chairman
Mr. Baboo
Ms. Isacoff
Mr. DiDio
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:

Mr. Lignos, Chairman

Dr. Maddaloni read list of correspondence.

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

Applicant: Irani, Aspi
Attorney: Hill Wallack LLP

Mr. Daines of Hill Wallack, LLP stated that said application has been properly noticed. Mr. Chagaris asked the other attorneys who were present (**who have an involvement in this application**) to introduce themselves. Ms. Turbitto was present on behalf of the Centennial Church. Mr. Segreto was present on behalf of Mr. Martin, Ms. K. MacPartland, Ms.C. McPartland, Ms. Michels, and Great Atlantic & Pacific Tea Company. Mr. Segreto stated that

there are two issues he would like to be heard on regarding application. Mr. Daines stated that Mr. Segreto would have the opportunity at a later time to discuss these issues. Mr. Chagaris agreed that the application should proceed. Mr. Stegreto stated his concerns with this decision. Mr. Chagaris confirmed that the application would proceed. Mr. Daines spoke of the expert witnesses who would be speaking. Mr. Daines spoke of the work sessions that took place to achieve perfection for this application. He stated that it is the intent of the applicant to comply with the ordinances including the height issues. He spoke of the purpose of the two-phase process of the proposed project. Mr. Daines stated that Hill Wallack has filed a motion in regards to dismissing Mr. Rosenblum's lawsuit. Mr. Chagaris stated that at this time, said lawsuit is not before the Board. Mr. Daines gave a brief description of the professionals who would be testifying on behalf of application. Dr. Maddaloni asked the board members if there were any questions for the applicant's attorney prior to the professionals being introduced. No questions were addressed at this time. Mr. Chagaris swore in Mr. John Montero, AIA (**first expert witness**) of 150 W. Saddle River Road, Saddle River, NJ. Mr. Montero gave a background of himself and his firm. Mr. Ouzoonian asked Mr. Montero how many people his staff consisted of. Mr. Montero stated that eight people work in his firm. The board accepted the credentials of said witness. Mr. Montero spoke of each exhibit presented and labeled said accordingly. Mr. Montero spoke of the various buildings (**all labeled by letter.**) He then spoke of the proposed phases (**I & II**). Mr. Montero spoke of how the present K-mart area would change during **Phase II**. He stated that five buildings exist as of now. At the completion of **Phase II**, this will decrease by two buildings. Mr. Montero spoke of the Closter Master Plan and how the proposed project will fit in to plan. Dr. Maddaloni announced a five minute break at 9:30 PM. The meeting was called back to order at 9:40 PM. Mr. Montero continued to discuss the proposed project in regards to the Master Plan. Mr. Montero discussed the types of materials that will be used for the buildings and continued to speak of the Closter Master Plan. Mr. Montero spoke of the Homans Avenue portion of the proposed project. He then spoke of the seating layout and of proposed landscaping. Mr. Montero spoke of the K-mart building and what changes would be made. (He also commented on the height of the proposed building). Mr. De Nicola asked Mr. Montero for confirmation of the existing K-Mart height. Mr. Montero responded mentioning the calculations from the surveyor. Mr. De Nicola spoke to Mr. Montero in regards to the roof height. Mr. Montero spoke of the proposed cupola and stated that the applicant would comply with whatever the borough requires. Mr. Montero spoke of the proposed store fronts. He then discussed the green initiative for this project and spoke briefly of the leed certification and its process. Mr. Chagaris asked Mr. Montero where he obtained the leed certification information. Mr. Montero stated that the information came from Whole Foods Publication (**Central Office**). Mr. Montero continued to speak of Whole Food's intention to comply with the green element. Mr. Daines stated that this closes the presentation from Mr. Montero.

Dr. Maddaloni opened the next portion of the meeting to the board members questions. Mr. De Nicola commented on the rear elevation Mr. Montero confirmed that this will have to be re-calculated. Councilwoman Amitai asked if "**EIFS**" (Exterior Insulation Finishing System) was considered legal in New Jersey. Mr. Montero stated it was. Mr. Montero also stated that the technology for EIFS has advanced. Councilwoman asked about using demo particle as fill. Mr. Montero stated that everything would be tested before this was done. Mr. Baboo asked if it was

possible to eliminate EIFS. Mr. Montero stated that EIFS on a commercial space is much better than on a residential property. Ms. Isacoff spoke of the silver certification being achieved and the importance of setting a goal. Ms. Isacoff also questioned how asbestos issues will be dealt with. Mr. Montero stated that testing and a full report will be done in regards to asbestos issues. Mr. DiDio also commented on the EIFS issue. Dr. Friedman asked about the west side of Building H (Campbell Avenue Side). Mr. Montero commented on the intentions of mentioned section. Mr. Ouzoonian asked if a field representative will be on site. Mr. Montero responded yes. (**Although, not at all times**). Mr. Ouzoonian also asked if any historic architecture was considered for this project. Mr. Montero responded (concerning **proposed elements**). Mr. Ouzoonian also expressed his concerns with EIFS. Mr. Ouzoonian asked if there will be an emergency generator and if yes, where would it be located? Mr. Montero stated it would probable be located on the roof. Councilwoman Amitai asked about overhangs. Mr. Montero responded in regards to canopies and overhangs. Mr. Chagaris asked how proposed project will be affected if said tenant's leases are renewed. Mr. Daines responded to said question. (re: condition made by board's approval). Mr. Chagaris stated that this will be discussed at a later date. Mr. Chagaris questioned Mr. Montero in regards to **Phase II**. Mr. Montero responded (re: lease expirations).

Dr. Maddaloni asked the public for their questions (**announced that limited time was left for this meeting**). Mr. Johnson of 107 Demarest Avenue asked about the traffic on Homans Avenue. Mr. Montero stated that the engineer would address that. Ms. Mattes of 72 Primrose Lane asked about landscaping. Mr. Montero stated that his firm worked together with the landscape architect. Ms. Mattes asked additional questions in regards to trees. Mr. Montero stated that additional trees will show on revision plans. Mr. Rosenblum of 65 Knickerbocker Road asked about covered walkways and the fabric canopies. Mr. Montero responded to said questions (showing specific renderings with canopies). Mr. Rosenblum asked about the facades. Mr. Montero responded to said question. Mr. Rosenblum asked if a list would be handed out in regards to when various leases expire. Mr. Daines responded (he **stated that this application is presented as Phase I & Phase II**). Mr. Rosenblum asked about leases and rents. Mr. Montero stated he is unable to answer said question.

Dr. Maddaloni announced that said application will continue on August 5th, 2009.

Motion was made by Dr. Maddaloni and seconded by Mayor Heymann to nominate Dr. Friedman as Chairperson of the August 5th special meeting (**in the absence of Dr. Maddaloni**). Everyone present was in agreement.

An executive session began at 11:48 PM and ended at 12:16 A.M

Meeting was adjourned at 12:16 AM (7-31-09)