

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

**MINUTES OF
Special Monthly Meeting**

Tuesday,
October 13th, 2009
7:30 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Vice-Chairman called the Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, October 13, 2009 in the Council Chambers of the Borough Hall to order at 7:32PM . 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
Mr. Baboo (7:42)
Dr. Maddaloni, Vice-Chair
Ms. Isacoff
Dr. Friedman
Mr. DiDio
Mr. Barretta
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. Sinowitz

Dr. Maddaloni read list of correspondence. (Pertaining to Closter Plaza Application Only)

Item # 1

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

Applicant: Irani Aspi
Attorney: Hill Wallack, LLC

Mr. Keller handed out revised parking layouts and landscape and lighting plans. He spoke of exhibit A-46. He spoke of the proposed changes regarding said revisions. He also spoke of additional exhibits regarding revisions. Dr. Maddaloni asked the board engineer for his questions/comments for Mr. Keller. Mr. DeNicola asked questions regarding revised plans. Mr. Keller responded. Dr. Maddaloni asked Mr. DeNicola about the traffic in regards to Homans Avenue. Mr. DeNicola responded. Councilwoman Amitai asked about the amount taken off as per the revision plans submitted. Mr. Keller responded. She also asked about improvement to the Homans Avenue Façade. Mr. Keller stated that would have to be answered by the architect. Mr. Baboo asked for confirmation of the width of the pathway. Mr. Keller responded. Mr. DiDio asked about the driveway issue regarding the church section. Mr. Daines responded. Mr. Segreto objected to Mr. Daines responding to question. Mr. Chagaris responded to objection. Dr. Friedman asked about the proposed door on revised plans. Mr. Keller responded and stated that mentioned was prepared within architect's plans. Mr. Barretta asked about the pavers in front of the proposed Whole Foods and asked how the other sections would be paved. Mr. Keller responded. Mr. Ouzoonian asked about the entrance regarding Homans Avenue. Mr. Keller responded. Mr. Ouzoonian asked additional questions regarding parking issues. Mr. Keller responded. Mayor Heymann spoke of the need for more parking in regards to holiday season and heavier traffic. Mr. Keller responded.

Dr. Maddaloni opened up the meeting to the public's questions. Mr. Rosenblum of 65 Knickerbocker Road asked about loading docks and garbage compactors. Mr. Keller responded. Mr. Bianco of 7 MacArthur Avenue asked about the Phase I plan regarding the parking layout. Mr. Keller responded. Mr. Bianco asked additional questions regarding revisions plans. Mr. Keller responded. Dr. Maddaloni mentioned to Mr. Bianco that this issue has been brought up by some of the board members. Mr. Keller responded to Mr. Bianco's additional questions. Mr. Keller spoke of the intentions for curbs and sidewalks. Mr. Gotthelf of 41 King Place asked about solar canopies. Mr. Keller responded and stated that he wasn't sure what the applicant's intention was. Ms. Crump of 11 Union Street asked about the lighting. Dr. Maddaloni stated that said question should be asked of the landscape architect.

Mr. Segreto asked about parking spaces regarding Phase I. Mr. Keller responded. Mr. Segreto asked for confirmation of the square footage amount in Phase I. Mr. Keller responded speaking of Phase I and Phase II. Mr. Segreto asked about reduction of square footage for the purpose of extra plaza space. Mr. Chagaris asked Mr. Segreto for clarification on question. Mr. Segreto rephrased his question. Mr. Keller responded speaking of extra landscaping, parking, etc. Mr. Segreto asked about increased ratio. Dr. Maddaloni asked Mr. Segreto to move on the next question. Mr. Segreto asked about the parking ratio. Mr. Keller responded. Ms. Tubito stated that a preliminary agreement has been prepared regarding her client.

Mr. Daines introduced Mr. Hamilton (landscape architect) and reminded him that he was still under oath. Mr. Daines asked Mr. Hamilton to speak of revised landscape/lighting plan. Mr. Hamilton spoke of said revisions. Dr. Maddaloni asked the board members for their questions to Mr. Hamilton. Mr. DeNicola asked about the proposed trees/landscaping. Mr. Hamilton responded.

Mr. Chagaris swore in Mr. Cywinski of 256 County Road (Certified Tree Expert). Mr. Cywinski commented on plans submitted regarding trees/lighting/landscaping and confirmed he had met with Mr. Hamilton. Mr. DeNicola asked about proposed planting islands. Mr. Cywinski responded. Mr. DeNicola asked about proposed evergreen trees. Mr. Cywinski responded. Mr. DeNicola asked about sidewalks in regards to tree roots. Mr. Cywinski responded. Mr. DeNicola asked about additional trees and spoke of Homans Avenue. Mr. Cywinski responded. Councilwoman Amitai asked about structural soil. Mr. Cywinski responded stating where structural soil generated from. Councilwoman Amitai asked Mr. Hamilton for confirmation of location of islands. Mr. Hamilton responded. Mr. Baboo asked about the structural soil spoken of. Mr. Cywinski responded. Ms. Isacoff asked about proposed square footage in regards to enough area for outside seating. Mr. Hamilton responded. Dr. Maddaloni commented on same as Ms. Isacoff. Mr. Chagaris asked about proposed planting. Mr. Hamilton responded. Dr. Maddaloni commented on proposed landscaping in regards to all areas of the site. Mr. Barretta asked about intention for a "water feature" such as a central fountain. Mr. Ouzoonian asked about tree planters. Mr. Hamilton responded. Mr. Ouzoonian asked about a landscaping plan for Phase I. Mr. Hamilton responded. Mayor Heymann asked about annual plantings. Mr. Hamilton responded and also spoke of the proposed perennials. Councilwoman Amitai asked about the amount of dumpsters proposed. Mr. Keller responded.

Mr. Lignos of 60 Forest Street asked about irrigation in regards to landscape areas. Mr. Hamilton responded. Mr. Gotthelf of 41 King Place asked about the proposed lighting plan. Mr. Hamilton responded commenting on the wattage and color of lighting. Mr. Rosenblum of 65 Knickerbocker Road asked about the planted islands. Mr. Hamilton responded. Mr. Rosenblum asked about the proposed plantings. Mr. Hamilton responded. Mr. Rosenblum asked about the proposed soil. Mr. Hamilton responded. Mr. Bianco of 7 MacArthur Avenue asked about proposed light poles. Mr. Hamilton responded. Mr. Bianco asked about increased landscaping islands. Mr. Hamilton responded. Mr. Bianco asked about the trees in front of the K-mart store. Mr. Hamilton responded. Mr. Hamilton asked about the dumpsters and compactors. Mr. Hamilton responded. Mr. Bianco asked about decreasing plaza area. Mr. Daines objected. Dr. Maddaloni allowed said question. Mr. Hamilton responded. Mr. Bianco asked about square footage. Mr. Hamilton responded. Mr. Bianco asked additional questions regarding square footage in Phase I & II. Mr. Hamilton responded.

Mr. Segreto asked about proposed shade trees. Mr. Hamilton responded. Mr. Segreto asked additional questions regarding landscaping. Mr. Hamilton responded. Mr. Segreto asked about parking spaces in regards to landscape islands. Mr. Hamilton responded. Mr. Segreto asked about the diamond islands proposed. Mr. Hamilton responded. Mr. Segreto asked additional questions regarding trees. Mr. Hamilton responded.

Ms. Tubito did not have any question for witness at this time.

Motion was made by Mr. DiDio and seconded by Ms. Isacoff to adjourn meeting. Meeting was adjourned at 9:54PM.