

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

**MINUTES OF  
WORK SESSION & SPECIAL MEETING**

Wednesday,  
September 10th, 2009  
8:00 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, September 10th, 2009 in the Council Chambers of the Borough Hall to order at 7:39 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 (7:45 PM)  
Ms. Isacoff  
Mr. Di Dio  
Dr. Friedman  
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:

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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. Maddaloni announced the Closter Plaza application. Mr. Chagaris spoke of the board's consideration regarding leasing information received from applicant. Motion is made by Mayor Heymann and seconded by Mr. DiDio concerning applicant providing relevant leasing/contract documents. Everyone present agreed. Motion was made by Mayor Heymann and seconded by

Mr. Ouzoonian in regards to future Whole Foods/ other future tenants contracts be supplied to the Board Attorney by the applicant. Everyone present agreed. Mr. Daines commented on motions made. He specifically stated that leases should not be allowed to be released. He spoke of the Borough's Master Plan in regards to application. Mr. Chagaris stated that Mr. Daines comments were noted. Mr. Segreto commented on same stating that the lease documents, etc. should be included as part of the record. Ms. Tubito commented on proposed changes for Phase II which would affect her client and stated she also agreed mentioned documents should be on the record. Mr. Daines stated he would like to reopen direct witnessing to the engineer for parking discussion. Mr. Daines reminded Mr. Keller that he was still under oath. Mr. Keller spoke of exhibit A-22 which pertains to parking layouts. He spoke of proposed changes made based on Mr. Rocciola's and the board's comments. He spoke of proposed pavers, walkways, crosswalks, sidewalks, etc. He also spoke of revisions regarding parking spaces. Mr. Daines asked Mr. Keller to speak of the head on parking issues. Mr. Keller spoke of parking referring to aerial photos and labeled exhibits accordingly. Mr. Keller spoke of his traffic impact report and how calculations were done. Mr. Daines asked Mr. Keller for confirmation of truck movement/loading areas. Mr. Keller spoke of mentioned items. Dr. Maddaloni called a ten minute recess. (Time was 9:42PM) Meeting was called back to order at 9:55 PM. Mr. Chagaris swore in Mr. Rocciola (traffic engineer for the Borough) of 8 Elizabeth Avenue, Pompton Plains, N.J. Mr. Rocciola spoke of his submitted report. He commented on Mr. Keller's testimony. Mr. Rocciola mentioned some of his concerns and issues and spoke of suggested changes. Mr. Chagaris asked for Mr. Rocciola's opinion in regards to what traffic plan would be best. (Speaking of exhibits A-14, A-22 and A-26). Mr. Rocciola responded stating his thoughts on the combined choices. Dr. Maddaloni opened the meeting to the board's questions. Mr. DeNicola asked about truck access regarding Homans Avenue. Mr. Keller responded. Councilwoman Amitia about the size of parking spaces, driveway widening, etc. Both Mr. Rocciola and Mr. Keller responded. Mr. Baboo asked about the two way passageway exit on Homans Avenue and mentioned his concerns in regards to emergency vehicles access. Mr. Chagaris clarified the question. Mr. Keller responded. Mr. Daines commented on the report received from Fire Prevention. Mr. Baboo asked additional questions regarding turning radius, etc. Mr. Keller responded. Ms Isacoff asked about parking traffic concerns in regards to the K-mart area and the Dollar Store area. Mr. Rocciola responded. Mr. DiDio asked about revised parking in regards to handicap parking spaces. Mr. Keller stated that the handicapped parking would not be affected. Mr. DiDio also asked about proposed dumpsters. Mr. Keller responded. Dr. Friedman asked about egress in regards to Homans Avenue. Mr. Keller responded. Mr. Barretta asked about loading zones, turning radiuses and sidewalks in regards to the Burger King section. Mr. Ouzoonian asked about parking studies done. Mr. Keller responded. Mr. Ouzoonian asked about the "main" driveway and intersection. Mr. Keller responded. Mayor Heymann asked about platforms for pedestrian crossing. Mr. Keller responded. Mr. Keller stated that platforms can create a drainage problem. Mayor Heymann asked about the westerly exit (between church and K-mart). Mr. Daines commented on said question. Mr. Rocciola spoke of this issue. Dr Maddaloni spoke of store front parking and traffic concerns. Mr. De Nicola asked about trucks exiting on Homans Avenue. Mr. Keller responded. Mr. DeNicola also asked Mr. Daines for confirmation of the report from the Borough's fire prevention. Mr. Daines commented on mentioned report. Mr. Keller spoke of Mr. Whitney's (fire prevention) comments and that the applicant would comply. Dr. Maddaloni opened the meeting to the public's questions. Mr. Johnson of 107 Demarest Avenue asked about pedestrian safety specifically

regarding the Homans Avenue section. Mr. Keller responded. Ms. Anderson of 11 Alpine Drive asked about vehicle entrance/exit and the traffic on Homans Avenue. Both Mr. Keller and Mr. Rocciola responded. Mr. Karas of 3 Parsells Court asked about the reason why the westerly side can only be a one way exit. Mr. Keller responded. Mr. Rosenblum of 65 Knickerbocker Road asked about the capacity and usage of parking lot. Mr. Keller responded. Mr. Chagaris stated that the board needs time to review the drawings spoken of this evening. Mr. Daines spoke of the availability of his witness' in regards to future meetings. Mr. Chagaris spoke to Mr. Segreto regarding expert reports. Motion is made by Ms. Isacoff and seconded by Mayor Heymann regarding deadline for opposing attorney's expert reports. Mr. Daines spoke in regards to the applicant's intention to extend application. Everyone present agreed on a September 30<sup>th</sup> deadline. Motion is made by Mr. DiDio and seconded by Ms. Isacoff to adjourn meeting. Meeting was adjourned at 12:20 A.M. (9-11-09).