

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

**MINUTES OF
Special Monthly Meeting**

Thursday,
September 17, 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, September 17, 2009 in the Council Chambers of the Borough Hall to order at 7:34 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
Mr. Baboo
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:

N/A

Dr. Maddaloni read list of correspondence. (Which pertained 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. Lipari, of Hill Wallack, LLC introduced himself and stated that Mr. Daines was unable to attend this meeting. Mr. Chagaris swore in Mr. Charles Thomas of 54 Horse Hill Road, Cedar Grove, NJ. (Applicant's expert regarding storm water management) Mr. Thomas testified

speaking of proposed storm water run off, buffers, flood plains, etc. Mr. Lipari asked Mr. Thomas to clarify his letter dated July 17th, 2009 (labeled exhibit A-36) Mr. Thomas confirmed contents of said letter. Mr. Lipari spoke of Mr. DeNicola's letter dated May 15th, 2009. (and labeled it exhibit A-37) Mr. Thomson stated that the applicant would comply with all issues of Mr. De Nicola's letter with the exception of item 4,5 and 6 which are no longer applicable. Mr. Lipari mentioned Mr. Thomas' response letter dated July 28th, 2009 (labeled exhibit A-38). Mr. De Nicola stated his concerns (specifically concerning Water Run Off in Phase II). Mr. Lipari responded to Mr. DeNicola's concerns.

Dr. Maddaloni opened the meeting for the board's questions. Mayor Heymann asked about the heavy storm drainage issues. Mr. Thomas responded. Councilwoman Amitai asked about the drainage pipes and the sizes and ages of said pipes. Mr. Thomas responded. Mr. Baboo asked about drainage through a specific existing pipe. Mr. Thomas responded. Mr. Baboo asked about cameras for the pipes and how said would work. Mr. Thomas responded referring to exhibit A-14. Ms. Isacoff asked about using pavers for drainage purposes. Mr. Thomas responded. Mr. DiDio asked when the study of these pipes would be done and when the board would get a copy of report. Mr. Thomas responded stating it would be done prior to any permits being issued. Mr. Barretta asked about raised walkways. Mr. Thomas responded. Mr. Ouzoonian asked if drainage would be done during Phase I & II. Mr. Thomas responded stating that almost all of the drainage would take place during Phase I. Phase II would have very minimal drainage. Mr. Ouzoonian asked about locations of drainage. Mr. Thomas responded speaking of the curb lines. Mr. Ouzoonian also asked about the testing of the piping. Mr. Thomas responded stating that testing would be done. Mr. Ouzoonian asked about the composition of the pipe. Mr. Thomas responded. Dr. Maddaloni asked about the flood plane based on DEP approval and questioned the level of the parking lot. Mr. Thomas responded. Dr. Maddaloni asked for clarification of the material of the pipes spoken of. Both Mr. Thomas and Mr. De Nicola commented on said question. Mr. Baboo asked an additional question about pipes. Mr. Thomas responded speaking of approval from DEP. Mr. Ouzoonian asked about quality of water and how the DEP gets involved in said. Mr. Thomas responded.

Dr. Maddaloni opened the meeting to the public's questions directed to Mr. Thomas. Dr. Barad of 26 Kinkaaid Avenue asked about repair and inspection of pipes. Mr. Thomas responded explaining the procedure of testing and inspection of existing pipes. Mr. Johnson of 107 Demarest Avenue asked about the breaking up of the pavement on site. Mr. Thomas responded. Mr. Schoeffler of 11 Eckerson Avenue asked about drainage issues. Mr. Thomas responded. Mr. Lignos of 60 Forest Street asked about the roof runoff. Mr. Thompson responded. Mr. Lignos also asked about compromise of water irrigation. Mr. Thompson responded. Ms. Lee of 362 Durie Avenue asked about leed certification and also asked about the piping systems. Mr. Lipari stated that Mr. Montoro addressed said issue. Ms. Axelrod of 80 Taylor Drive asked about the parking lot concerns. Mr. Thomas responded. Mr. Isaacson of 97 Columbus asked for confirmation of the material of proposed piping and asked why it would not be replaced with a new one. Mr. Thomas responded stating that the DEP would not allow it. Mr. Isaacson also asked about seepage pits being placed underwater. Mr. Thomas stated that the pits would not be placed underwater. Mr. Bianco of 7 Mac Arthur asked if a historical map would help the witness. Mr. Thomas accepted document and said was marked into evidence. (Exhibit A-39). Mr.

Rosenblum of 65 Knickerbocker Road asked about a brook that shows on deed of this property. Mr. Thomas stated that he was not familiar with mentioned deed. Mr. Rosenblum asked about concrete being destroyed by exposed steel of pipe. Mr. Thomas responded. Mr. Finan of 55 Mac Arthur Avenue asked about the open brook (Homans Ave.) Mr. Thomas responded. Mr. Isaacson on 97 Columbus Avenue asked about the depth of fill. Mr. Thomas responded.

Dr. Maddaloni opened the meeting to the objector's attorneys. Mr. Segreto asked Mr. Thomas various questions (Ex: testing of piping, landscape buffers, storm water runoff and drainage calculations) Mr. Thomas responded referring to Mr. DeNicola's letter. Dr. Maddaloni reminded Mr. Segreto to ask questions that are in line with Mr. Thomas' testimony. Mr. Segreto asked if the green plan was consulted in regards to drainage elements. He asked about leed elements regarding drainage. He asked about the storm drainage system. Mr. Thomas responded to questions. Mr. Segreto asked additional questions regarding drainage issues. Mr. Thomas responded. Mr. Segreto asked about the slope issues on the site. Mr. Thomas responded. Ms. Tubito stated that she represented the Centennial Church located in Closter. She asked and stated her concerns about the drainage of water of site. Mr. Thomas responded stating that specific slope would not change in any way. Ms. Tubito asked how much drainage would be completed during Phase I. Mr. Thomas responded stating that ninety percent would be done during Phase I. He stated that the remainder would be during Phase II. Mr. Thomas stated that he wasn't familiar with the problems regarding the Centennial Church. Ms. Tubito asked about the flood hazard referring to the Homans Avenue area. Mr. Thomas responded. Ms. Tubito asked when DEP would get involved (speaking of Phase I & Phase II) Mr. Thomas responded. Ms. Tubito asked about the drainage issues during Phasing. Mr. Thomas responded stating that drainage will remain same. Ms. Tubito asked about water runoff. Mr. Thomas responded stating that the problem would decrease. Ms. Tubito asked about the reducing of impervious coverage. Mr. Thomas responded stating that the "problem areas would be deleted."

Dr. Maddaloni asked Mr. Lipari what the intentions were for the September 22 special meeting. Mr. Lipari responded.

Motion was made by Ms. Isacoff and seconded by Dr. Friedman to adjourn meeting. Meeting was adjourned at 9:31 PM.