

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

**MINUTES OF  
WORK SESSION & SPECIAL MEETING**

Wednesday,  
September 2<sup>nd</sup>, 2009  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

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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, September 2<sup>nd</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. Lignos, Chairman  
Dr. Maddaloni Vice Chairman  
Mr. Baboo  
Ms. Isacoff  
Mr. Di Dio  
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:

N/A

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Mr. Lignos read list of correspondence.

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**Work Session Portion**

Motion was made by Mr. DiDio and seconded by Ms. Isacoff to approve minutes of July 30<sup>th</sup>, 2009. Everyone present was in agreement.

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Mr. Lignos opened meeting to the public's comments. (**Not regarding a specific application**). Mr. Issacson of 97 Columbus Avenue questioned the planning board's procedure regarding the Closter Plaza application. Both Mr. Chagaris and Mr. Lignos stated that this issue can be discussed during the hearing for application.

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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 the 300 anniversary celebration of the Borough and the HPC involvement.

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Mr. Chagaris swore in Mr. William Barretta as newest planning board member as alternate # 2. Mr. Barretta introduced himself to the board members and to the public.

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Motion is made by Mr. DiDio and seconded by Mr. Ouzoonian to adjourn the work session portion of meeting. Everyone present was in agreement. (**Time was 8:14PM**).

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### **Special Meeting Portion**

Dr. Maddaloni called the Special Meeting of the Closter Planning Board to order at 8:21 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. Maddaloni announced the Closter Plaza application. Mr. Chagaris spoke of refined procedures. He spoke of limits that would be set for witnesses and cross examinations. Mr. Chagaris mentioned the proposed dates for additional special meetings. Motion is made by Mayor Heymann and seconded by Councilwoman Amitai regarding procedural modifications and special meeting dates. Ms. Isacoff stated she believed motion should be considered clarification rather than modification. Everyone present agreed. Mr. Segreto objected to the time limit modification. Mr. Daines spoke of height issues being resolved and introduced Mr. Montoro. Mr. Chagaris reminded Mr. Montoro that he was still under oath. Mr. Montoro referred to the revised drawings submitted in regards to height issues. He proceeded to explain how the mentioned calculations were done. Mr. DeNicola spoke of his review of the revised plans. Mr. Montoro spoke of submitted sign charts. Mr. Daines asked Mr. Montoro for confirmation of said in regards to break down of Phase I and Phase II. Mr. Segreto then cross-examined Mr. Montoro. Mr. Segreto asked about garbage/loading docks. Mr. Montoro responded speaking of dumpster area enclosures. He also stated that some of Mr. Segreto's mentioned questions should be addressed to the site engineer. Mr. Daines commented on the zoning schedule submitted. Mr.

Segreto asked additional questions about height revisions and spoke of variances required. Mr. Montoro responded mentioning Buildings A & B and spoke of using existing grade at the lowest point. Mr. Segreto asked about variance in regards to signs. Mr. Montoro responded speaking of chart submitted. Mr. Segreto requested copy of mentioned chart. Mr. Daines spoke of said charts. Mr. DeNicola asked for confirmation of signage square feet. Mr. Montoro responded mentioning that variances would be needed for any sign beyond thirty six square feet. He spoke of the signs in regards to Phase I and Phase II. Mr. DeNicola spoke of the criteria for a secondary sign. Councilwoman Amitai asked for confirmation of sign variances. Mr. Montoro responded. Ms. Isacoff asked about the leed certification. Mr. Montoro responded stating that Whole Foods has applied. Mr. Rosenblum of 65 Knickerbocker Road stated that he did not finish asking questions from previous meeting. Dr. Maddaloni allowed continued questioning. Mr. Rosenblum asked various questions (ex: EIFS material, sign sizes, height issues) Mr. Montero responded. Mr. Daines introduced Mr. Eric Keller of 54 Horsehill Road, Cedar Knolls, NJ and Mr. Chagaris swore Mr. Keller in. Mr. Keller was testifying as a licensed engineer. Mr. Keller spoke of his engineering background. Mr. Daines asked Mr. Keller to describe the existing condition of applicant's property. Mr. Keller spoke of the aerial exhibit and labeled accordingly. He spoke of the intention of the applicant to update existing site. Mr. Keller marked additional exhibits and spoke of the existing and proposed buildings and parking lot areas. He discussed the parking spaces proposed for Phase I and Phase II. Mr. Daines asked Mr. Keller to describe the pedestrian walkway/ traffic movement. Mr. Keller responded speaking of controlling and managing traffic flow. Mr. Daines mentioned Mr. DeNicola's review letters. Mr. Daines also commented on Mr. Rocciola's report submitted. Mr. Keller continued discuss plans regarding parking/pedestrian walking/ etc. Mr. DeNicola spoke of his letter dated May 15<sup>th</sup>, 2009, and stated specific item numbers that he requested Mr. Keller to respond to. Mr. Keller responded to spoken of item numbers. Dr. Maddaloni opened up next portion to board members questions. Mayor Heymann asked about parking layout. Mr. Keller responded commenting on the various buildings. Councilwoman Amitai asked about emergency access in regards to parking configuration. Mr. Keller responded commenting on handicap accessibility. Councilwoman Amitai asked about the driveway near the K-mart area. Mr. Keller responded speaking of curbs at driveways. Councilwoman Amitai asked about Phase II in regards to the driveway between the church and K-mart. Mr. Keller responded speaking of the paved area. Mr. Baboo asked about alternatives researched regarding parking. Mr. Keller responded. Mr. Baboo asked about the intention for walkways within the parking lot. Dr. Keller responded. Mr. Baboo spoke of the safety for pedestrians in regards to walkways. Mr. Baboo asked for clarification of what would be done to building H (K-mart). Mr. Keller responded. Ms. Isacoff asked about the driveway area near the proposed Whole Foods store and questioned the right of way. Mr. Keller responded. Ms. Isacoff also asked about phase II in regards to intention for cafes. Mr. Keller responded speaking of the proposed plaza area. Dr. Friedman reiterated on Mr. Baboo's questions/concerns about walkway safety. Dr. Friedman asked about intention of an extension of roadway by buildings C and D. Mr. Keller stated that said issue involves a separated property owner. Mr. DiDio asked about green space and asked about traffic flow with proposed islands. Mr. Keller responded. Mr. Barretta asked about the Burger King section entrance/exit. Mr. Barretta also asked about the bank traffic. Mr. Keller responded. Mr. Ouzoonian asked about the drive isles/ safety for bike riders, pedestrians, etc. Mr. Ouzoonian also spoke of the Master Plan regarding the downtown area. Mr. Ouzoonian asked additional questions about driveways/isles in regards to safety. He also asked about asphalt

material and concrete pavers, and sidewalks. Mr. Keller responded to said questions. Mr. Chagaris asked about exhibits A-14 and A-20 speaking of Phase I and Phase II. Mr. Keller responded speaking of building B in regards to demolition. Mr. Chagaris asked about intention if K-mart renews lease. Mr. Keller stated he could not answer question. Dr. Maddaloni announced a five minute recess at 11:15 PM. Meeting was called back to order at 11:23 PM. At that time, meeting was opened to the public's questions. Ms. Brewster of 15 Taillon Terrace asked about intentions for underground utility service. Mr. Keller responded. Mr. Cywinski, Borough's certified tree specialist asked about consideration of certain tree species. Mr. Keller responded. Mr. Keller also stated that some of Mr. Cywinski's questioning should be addressed to the landscape architect Mr. Daines confirmed when the landscape witness would be attending. Mr. Johnson of 107 Demarest Avenue spoke of the problems with manholes and such in parking lot and inquired what will be done. Mr. Keller responded. Ms. Mattes of 73 Primrose Lane asked about the parking spaces in regards to percentage being taken away during phase II. Mr. Keller responded. Ms. Mattes asked about asphalt to be used. Mr. Keller responded. Ms. Mattes asked about paving. Mr. Keller responded. Mr. Mattes of 73 Primrose Lane asked about sidewalks and curb cuts along Vervalen Street. Mr. Keller responded. Mr. Rosenblum of 65 Knickerbocker Road asked about the K-mart section by Homans Avenue and spoke of entrances. Mr. Keller responded. Mr. Rosenblum asked about loading docks. Mr. Keller responded and mentioned all stores would not need docks. Mr. Rosenblum asked about amount of delivery trucks. Mr. Keller responded. Mr. Rosenblum asked about egress from Homans Avenue. Mr. Keller responded. Mr. Finan of 55 MacArthur Avenue asked about the loading dock for the proposed Whole Foods in regards to the Homans Avenue buffer. Mr. Keller responded. Mr. Bianco of 7 Mac Arthur Avenue asked about the proposed parking setup and spoke of oncoming traffic regarding pedestrian safety. Mr. Keller responded. Dr. Maddaloni stated it was time for cross-examination. Mr. Segreto asked about rear yard set back according to the Borough Ordinance. Mr. Keller responded stating that mentioned code was not applicable. Mr. Segreto asked about consideration and compliance of article nine in regards to application. Mr. Keller responded speaking of the details of "article nine". Mr. Segreto asked additional questions regarding landscape buffers. Mr. Keller responded. Mr. Segreto asked about square footage in regards to Phase I and Phase II. Mr. Segreto asked about open space. Mr. Keller responded. Mr. Segreto asked about trees and was told by Mr. Keller that he should address question to the landscape witness. Motion was made by Mr. DiDio and seconded by Ms. Isacoff to adjourn meeting. Meeting was adjourned at 12:09 A.M. 9-3-09.