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STATE OF NEW JERSEY  
COUNTY OF BERGEN  
BOROUGH OF CLOSTER  
SPECIAL MEETING

IN THE MATTER OF  
The Application of:

TRANSCRIPT OF  
PROCEEDINGS

CLOSTER MARKETPLACE (EBA), LLC.,  
CENTENNIAL AME ZION CHURCH, BLOCK  
1607, LOT 1 (BL 1310/L 2) 19 VER  
VALEN STREET (7 CAMPBELL AVE.)  
APPLICATION #P-2013-03

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BOROUGH OF CLOSTER MUNICIPAL BUILDING  
188 Closter Dock Road  
Closter, New Jersey  
September 12, 2013  
8:00 p.m., Volume VII

B E F O R E:  
PLANNING BOARD  
JOHN LIGNOS, CHAIRMAN  
SOPHIE HEYMANN, MAYOR  
VICTORIA RUTI AMITAI, COUNCILWOMAN  
DAVID BABOO, BOARD MEMBER (8:27)  
MARK MADDALONI, BOARD MEMBER (8:04)  
IRENE STELLA, BOARD MEMBER  
LEONARD SINOWITZ, BOARD MEMBER  
ROBERT DI DIO, BOARD MEMBER  
ADRIENNE ISACOFF, BOARD MEMBER  
DEAN PIALTOS, BOARD MEMBER (8:07)  
PAUL NYFENGER, BOARD MEMBER  
ARTHUR CHAGARIS, ESQ., BOARD ATTORNEY  
NICK DENICOLA, P.E., BOARD ENGINEER

A P P E A R A N C E S:  
WINNE, BANTA, HETHERINGTON, BASRALIAN & KAHN, P.C.  
ATTORNEYS FOR THE APPLICANT  
BY: JOSEPH L. BASRALIAN, ESQ.  
SEGRETO, SEGRETO & SEGRETO, ESQS.  
ATTORNEYS FOR THE OBJECTORS  
BY: JOHN J. SEGRETO  
GINA M. LAMM, CSR/RPR, Court Reporter  
Job No. NJ1730502

1 CHAIR LIGNOS: Mayor, would you  
2 please take attendance.

3 MAYOR HEYMANN: Ms. Amitai.

4 MS. AMITAI: Here.

5 MAYOR HEYMANN: Ms. Stella.

6 MS. STELLA: Here.

7 MAYOR HEYMANN: Mr. Lignos.

8 CHAIR LIGNOS: Here.

9 MAYOR HEYMANN: Mr. Chagaris.

10 MR. CHAGARIS: Here.

11 MAYOR HEYMANN: Mr. DeNicola.

12 MR. DENICOLA: Here.

13 MAYOR HEYMANN: Mr. Sinowitz.

14 MR. SINOWITZ: Here.

15 MAYOR HEYMANN: Mr. DiDio.

16 MR. DIDIO: Here.

17 MAYOR HEYMANN: Ms. Isacoff.

18 MS. ISACOFF: Here.

19 MAYOR HEYMANN: We have a quorum.

20 CHAIR LIGNOS: Let the record show  
21 that the names that the mayor has called are the  
22 only people present for the meeting today.

23 At this point in time it is 8:03.

24 The board, let the record show, has received the  
25 following piece of correspondence relative to this

1 application, on the 9th of September, from  
2 Atlantic Traffic and Design Engineers, regarding  
3 Closter Plaza, on the 10th, from Mr. DeNicola on  
4 the Closter Plaza. Outgoing, from this board,  
5 there were no pieces of correspondence.

6 Members of the board, do you have  
7 any desire/need to discuss any of the  
8 correspondence the board has received?

9 MS. AMITAI: Did we receive this via  
10 email before or --

11 MR. DENICOLA: We got it.

12 MS. AMITAI: Because I don't  
13 remember seeing it.

14 MR. DENICOLA: It came in.

15 MS. AMITAI: We didn't receive it  
16 via email.

17 MR. DENICOLA: I don't think Rose  
18 sent it via --

19 CHAIR LIGNOS: That's why we have it  
20 here tonight. Let the record show that the time  
21 now is 8:04, and Dr. Maddaloni has joined the  
22 board.

23 We are going to go right into item  
24 No. 1, block 1607, lot 1, 19 Vervalen Street,  
25 application P-2013-03. The applicant, Closter

1 Marketplace EBA, LLC, Centennial AME, Zion Church.  
2 The attorney is Mr. Basralian. This is the  
3 subdivision and site plan soil movement  
4 application, which was received back on May the  
5 16th, was deemed perfected, with mentioned  
6 stipulations, on June the 5th, at that work  
7 session meeting. The application was continued  
8 and received final perfection on June the 27th  
9 regular monthly meeting. Meetings have taken  
10 place on July the 11th and the 18th, August the  
11 7th, 8th and the 29th of this year. And the  
12 application will continue to be heard this evening  
13 at tonight's special meeting.

14 Also, let the record show that the  
15 work session was cancelled due to the holidays  
16 last week. Being that there was no new business  
17 for the work session, that this is considered a  
18 special meeting, and not a work session.

19 So, Mr. Basralian welcome.

20 MR. BASRALIAN: Good evening. Good  
21 evening. We had anticipated that Mr. Hamilton  
22 would be back. Since we finished direct he was  
23 going to be here for cross. Unfortunately, he had  
24 a conflict, which he could not overcome. Since we  
25 had other business to tend to before the board,

1 I've recalled and brought back, Mr. Roncati, with  
2 the request by the board to go over the demolition  
3 plan. And we thought that we'd like to do that  
4 this evening, to explain to the board exactly what  
5 is going to occur with respect to demolition of  
6 the site.

7 We have prepared a new exhibit,  
8 which is listed as Exhibit A-18, site plan  
9 diagram, existing versus proposed analysis,  
10 revised September 10th, 2013, prepared by  
11 Architectura. It has been marked as Exhibit A-18.  
12 I have provided a new exhibit list. And, as  
13 Mr. Roncati will be referring to, the large  
14 exhibit, which is up on the board, we have also  
15 prepared smaller ones for the board to have in  
16 front of them.

17 CHAIR LIGNOS: Let the record  
18 reflect that the time now is 8:07. Mr. Pialtos  
19 has joined the board.

20 MR. PIALTOS: Good evening.

21 MR. BASRALIAN: He will explain it.  
22 He will do that right away.

23 Mr. Roncati, you were sworn earlier  
24 and continue to be sworn. So, all of your  
25 testimony will be under oath.

1           Would you please refer to the board,  
2 explain Exhibit A-18 by dates and title and  
3 whatever it is representing.

4           MR. RONCATI: Certainly. Good  
5 evening. As Mr. Basralian mentioned, we have an  
6 updated drawing. It was last revised September  
7 10th, 2013. It's marked as Exhibit A-18, and it's  
8 entitled 'Site Plan Diagram, Existing Versus  
9 Proposed Analysis.' There has been some  
10 discussion --

11           MR. BASRALIAN: Let me interject  
12 with a question, if I may. Why don't you go to  
13 the board. We had represented it would be back to  
14 the planning board, to explain what portions of  
15 the building would remain, what would be  
16 demolished, and, so, go right to the exhibit, if  
17 you would, and explain the two colors that are  
18 there, and explain exactly what they are.

19           MR. RONCATI: The exhibit depicts  
20 the existing -- what is there now, and what we are  
21 proposing to be in the end, and the demolition  
22 that has to take place as the interim steps. The  
23 orange and the green represent the existing square  
24 footage. So, with Vervalen at the bottom of the  
25 page, and Homans at the top, the large green

1 section on the left would be the K-mart building.  
2 Moving through the building, to the east and down  
3 around to the cinema, everything that you see in  
4 orange, and everything that you see in green, is  
5 existing square footage. The reason for that  
6 differentiation in color is that the green areas  
7 will be remaining. Whereas, the orange shaded  
8 areas will be demolished or removed. So, it's a  
9 very simple diagram. Orange and green. Orange  
10 goes. Green stays.

11 Now, to further compare the old  
12 versus the new; we have provided a red footprint  
13 outline, and that red line delineates the final  
14 proposed footprint of the buildings. So, this  
15 diagram shows us old/existing, what is being taken  
16 down, and then by way of the red line, shows us  
17 what will then be added back, as compared to the  
18 existing footprint.

19 MR. BASRALIAN: Let me ask you: The  
20 red lined area indicates the new or revised  
21 shopping center, indicates both phase I and phase  
22 II, and are those the red lined areas, as depicted  
23 on your exhibit before you, the same areas, the  
24 same footprint, that has been shown on the site  
25 plan, already submitted to the board and testified

1 to by Mr. Thomas?

2 MR. RONCATI: Yes, we coordinated  
3 with our architecture and the engineering.

4 MR. BASRALIAN: Yes, it does?

5 MR. RONCATI: It does.

6 MR. BASRALIAN: Thank you. I don't  
7 have any further questions of this witness at this  
8 time, Mr. Chairman.

9 CHAIR LIGNOS: Thank you. Thank you  
10 very much.

11 Members of the board, do you have  
12 any questions? We are -- we are obviously here to  
13 make sure that every member of the board  
14 understands the existing footprint, how much of  
15 that existing footprint will be removed, and what  
16 the new footprint would look like. So, that is  
17 the purpose, the answer questions that had arisen  
18 during the previous meetings. So, if there are  
19 any questions regarding existing footprint,  
20 anticipated footprint, and areas of demolition,  
21 this is the time to ask the questions.

22 We'll start with the mayor and go  
23 around.

24 MAYOR HEYMANN: Just you have square  
25 footage for use for existing for stage I and for

1 stage II?

2 MR. RONCATI: Square footage figure.

3 MR. DENICOLA: For that proposed  
4 building or existing building?

5 MR. RONCATI: I'm sorry, are you  
6 asking how much square feet we're going to be  
7 keeping on the site?

8 MAYOR HEYMANN: How many square feet  
9 are existing on the footprints and how many will  
10 be final.

11 MR. BASRALIAN: Yes, it's on the  
12 site -- it's on the plan. It's currently 211,000  
13 square feet. Slightly plus. And after the  
14 completion of phase II it will be 207,000 square  
15 feet plus.

16 MAYOR HEYMANN: But there is more in  
17 between, is that correct?

18 MR. BASRALIAN: Yes, there is an  
19 increase, as you know, testified to by Mr. Thomas,  
20 that when phase I is completed the square footage  
21 will be greater, but it is reduced as soon as the  
22 demolition of some 11,000 square feet takes place  
23 on the K-mart site.

24 MR. RONCATI: That specific area is  
25 here, is depicted in orange.

1 MR. DENICOLA: Let me tell you  
2 numbers. You are exact on the page 2 of the site  
3 plan. It's 211,553 is the total existing square  
4 footage. It increases too 219,317 for phase I,  
5 and gets reduced in phase II. Final condition  
6 208,337. Those are the numbers on the plan.

7 MR. BASRALIAN: I don't have the  
8 plans. I will defer to --

9 MR. DENICOLA: Approximate.

10 MR. BASRALIAN: Approximating.

11 MAYOR HEYMANN: Okay. Thank you.

12 CHAIR LIGNOS: Councilwoman.

13 MS. AMITAI: Could you show me each  
14 building, the length, the width and the height for  
15 each building.

16 MR. RONCATI: I don't have that on  
17 this exhibit.

18 MS. AMITAI: So then how would I  
19 know? How can you tell me?

20 MR. RONCATI: The length of each  
21 building, the width of each building is depicted  
22 in dimensional terms on the architectural drawing  
23 and the engineering drawings on the site plan.

24 MS. AMITAI: Yeah, but you drew  
25 them, correct?

1 MR. RONCATI: Yes.

2 MS. AMITAI: I don't have that  
3 drawing. Could you just tell me what they are?

4 MR. RONCATI: I don't have that  
5 drawing tonight. We were simply presenting the  
6 one diagram, and I didn't bring my exhibits from  
7 the prior meetings.

8 MS. AMITAI: Does anybody have it?

9 MR. DENICOLA: I have the drawing.  
10 I gave you approximations.

11 CHAIR LIGNOS: Do you have a scale,  
12 Mr. Roncoti?

13 MR. RONCATI: I don't.

14 MR. DENICOLA: The architectural  
15 scale or engineering scale you're looking --

16 MR. RONCATI: This is not to scale.

17 MR. DENICOLA: Okay.

18 CHAIR LIGNOS: So, we have the  
19 drawings here if you want to use them.

20 MR. BASRALIAN: Yeah, I don't -- I  
21 didn't bring a set of drawings. If we can look  
22 Just -- just for the record, if I would --

23 CHAIR LIGNOS: Folks. Excuse me,  
24 one second, Mr. Basralian. Can everybody please  
25 take your seats, and can we please be quiet.

1 We're ready to begin. The time now is 8:16.

2 Mr. Basralian, please continue.

3 MR. BASRALIAN: Yes. Just for the  
4 record, the discussion with respect to the height  
5 and -- was all part of the original testimony of  
6 Mr. Roncati. Some of it, with respect to the  
7 building, the footprint, and so on, was part of  
8 the testimony of Mr. Thomas. We're now pulling  
9 the information out to repeat it, because we want  
10 to answer the question of councilwoman. So,  
11 that's what we're doing.

12 CHAIR LIGNOS: Okay. Thank you.  
13 And we appreciate you doing that. Why don't we do  
14 it, Mr. Roncati, if it's okay with you, why don't  
15 we begin from the left, and take the existing  
16 buildings, length and width, which means, you  
17 know, the K-mart building, to the Stop & Shop, to  
18 the, you know, to the building with the jewelry  
19 store. And then we'll take it all the way around.  
20 So, why don't we do one at a time. The K-mart  
21 existing and proposed, for length and width and  
22 for height. Please.

23 MR. RONCATI: K-mart building,  
24 existing, is approximately 430 feet in length and  
25 200 feet in depth at its deepest point. The

1 proposed building is the same length, at 430 feet,  
2 and it's approximately 155 feet in depth.

3 CHAIR LIGNOS: Hold on, it has  
4 one -- is that 150 feet at its deepest? Because  
5 it has that appendage in the back. If you look on  
6 the site plan it has --

7 MR. RONCATI: Yeah, I see that.  
8 It's 190.

9 CHAIR LIGNOS: Okay. So, there's an  
10 additional 40 feet of appendage. So, the majority  
11 is 150 where that --

12 MR. DENICOLA: 155.

13 CHAIR LIGNOS: 155. The loading --  
14 where the loading is, it goes out to 190, is that  
15 correct?

16 MR. RONCATI: 150 and 190, yes.

17 CHAIR LIGNOS: 150 and 190.

18 MR. DENICOLA: 150 and 190.

19 CHAIR LIGNOS: Yeah, 150 and 190,  
20 that's what I thought.

21 MR. RONCATI: 155. Sorry. I'm  
22 sorry, it jogs a little bit. 155 and 190 at its  
23 deepest --

24 CHAIR LIGNOS: Right.

25 MR. RONCATI: -- dimension.

1 MR. BASRALIAN: And that is just  
2 because that is along the loading dock that's  
3 going to be erected to the rear of the K-mart  
4 building.

5 MR. RONCATI: That deeper depth is  
6 only at that small portion.

7 CHAIR LIGNOS: Would you be so kind,  
8 for the board, to just point to the red outline,  
9 where that point happens, that 40 additional feet.

10 MR. RONCATI: Sure. So, referring  
11 back to Exhibit A-18, that extra depth is only in  
12 the northwest corner where the loading area is  
13 proposed.

14 CHAIR LIGNOS: Now, can you tell us  
15 the existing height and the proposed height? Now,  
16 Councilwoman, I'm assuming that you want the  
17 height at the roofline or at the featured facade.  
18 Which height are you looking for?

19 MR. DENICOLA: Well, those are  
20 heights measured by facade. Not feature.

21 MR. BASRALIAN: The top of the  
22 facade.

23 MR. DENICOLA: Yes.

24 CHAIR LIGNOS: So, you're going to  
25 have the top point, the highest point, which would

1 be the facade.

2 MS. AMITAI: Which would include the  
3 5-foot thing that hides the --

4 CHAIR LIGNOS: No, not necessarily.

5 MS. AMITAI: Does not include it.  
6 Okay. So, without mechanicals.

7 CHAIR LIGNOS: By the way -- no, no,  
8 but we need to -- let me see, if we have to, just  
9 to clarify for the board, that mechanical system  
10 begins from the rooftop and then it goes up. So,  
11 in some cases it may not be 5 feet above the  
12 height that Mr. Roncati is going to tell us.

13 MR. RONCATI: It's not additive.

14 CHAIR LIGNOS: It's not additive,  
15 you understand?

16 MS. AMITAI: I understand.

17 CHAIR LIGNOS: So, this -- okay.  
18 The facade height is at some height here. The  
19 roof is below that.

20 MS. AMITAI: I see.

21 CHAIR LIGNOS: Mechanicals will sit  
22 on this roof, and sometimes be hidden by that.  
23 So, we should add additional feet, necessarily to  
24 that elevation that he is going to give us.

25 So, Mr. Roncati, the existing

1 elevation is?

2 MR. RONCATI: 29 feet, 8 inches,  
3 absolute height. And we're proposing, in final  
4 form, 27 feet, 5-inches.

5 CHAIR LIGNOS: So, you're reducing  
6 the height?

7 MR. RONCATI: That height is being  
8 reduced, correct.

9 CHAIR LIGNOS: Now, if we took, the  
10 building which is presently the Stop & Shop, which  
11 also has, you know, the card store and Rudy's,  
12 and, you know, so on and so forth, as one  
13 building --

14 MR. RONCATI: 525 feet.

15 CHAIR LIGNOS: Long, right?

16 MR. RONCATI: In length.

17 CHAIR LIGNOS: In length. Okay.

18 MR. RONCATI: So, the new length,  
19 because we are infilling in between the two  
20 buildings that are there, another 35 feet. So,  
21 560 feet is the new length.

22 CHAIR LIGNOS: Are you also not  
23 reducing on the east side?

24 MR. DENICOLA: Yeah, but he is  
25 increasing on the other side.

1 CHAIR LIGNOS: I understand that.  
2 So, is that 35 feet cumulative between the  
3 reduction and the addition?

4 MS. AMITAI: It looks likes 40 --

5 MR. RONCATI: Let me remeasure it  
6 from the final form because we're going back and  
7 forth through a couple of drawings here.

8 MS. AMITAI: This is not to scale.

9 MR. RONCATI: 525 feet. I'm  
10 sorry -- it's a total of 525.

11 CHAIR LIGNOS: Okay. The existing  
12 is how much then?

13 MR. RONCATI: I'm sorry, let me --  
14 let me double check. This is why you don't scale  
15 drawings. I misspoke. I was measuring the wrong  
16 drawing. The existing length of that current  
17 structure is 500 feet even. And it's 525 in its  
18 proposed dimension.

19 CHAIR LIGNOS: So, is it fair,  
20 Mr. Roncati, to say, that you're filling in about  
21 30 feet to the west, but removing around 5 feet to  
22 the east?

23 MR. RONCATI: That is correct.

24 CHAIR LIGNOS: So that's how you're  
25 getting the additional 25?

1 MR. RONCATI: That is correct.

2 CHAIR LIGNOS: Okay. Did you  
3 understand that councilwoman?

4 MS. AMITAI: 25 feet, that's the  
5 driveway area.

6 CHAIR LIGNOS: 30 is the driveway.

7 MR. DENICOLA: Approximately.

8 CHAIR LIGNOS: Approximately. But  
9 5 feet is being removed on the east side.

10 MS. AMITAI: I see.

11 CHAIR LIGNOS: Okay?

12 MS. AMITAI: Got it. Thank you.

13 CHAIR LIGNOS: Now, can you tell us  
14 the depth at the Stop & Shop, which is the widest.

15 MR. RONCATI: The depth of the Stop  
16 & Shop is approximately 152 feet.

17 CHAIR LIGNOS: And can you tell us  
18 the depth of the majority of the -- of the --

19 MR. RONCATI: The remainder is  
20 about -- well, I'm going to the existing, in the  
21 area of Rudy's and Dollar Tree, since it's a  
22 block; is about 120 feet.

23 CHAIR LIGNOS: Okay. So, now the  
24 proposed -- the new food retailer at the majority  
25 of it, of its depth, is how much?

1 MR. RONCATI: From the back wall to  
2 the front wall is 192 feet.

3 CHAIR LIGNOS: Okay.

4 MR. RONCATI: And then there is,  
5 similar to the K-mart discussion, there is a  
6 25-foot additional depth in the small area of the  
7 loading dock. So, once again, this area here, on  
8 Exhibit A-18, is that additional 25 feet in depth.  
9 So, I've given you the overall dimension here, and  
10 then the additional depth of 25 feet at the rear  
11 of the --

12 MS. AMITAI: So, it's 192 plus 25 at  
13 that location?

14 MR. RONCATI: 217.

15 CHAIR LIGNOS: Let the record show  
16 Mr. Baboo has joined the board. It's 8:27.

17 Okay. So, now --

18 MR. DENICOLA: And the proposed for  
19 the strip --

20 CHAIR LIGNOS: No, no, no, before we  
21 go to that, let's go to height of the existing.  
22 What do you --

23 MR. DENICOLA: We have two depths  
24 existing. We got the Whole Foods building. The  
25 remainder of the stores.

1 CHAIR LIGNOS: Okay. Is it correct  
2 to assume that the existing and the new for the  
3 rest of the shops after the jog --

4 MR. RONCATI: Yes, after the  
5 setbacks here in this area, Exhibit A-18, it's the  
6 exact same dimension.

7 CHAIR LIGNOS: Existing --

8 MR. RONCATI: As existing, 120 feet.

9 CHAIR LIGNOS: 120. Okay. Now, can  
10 you please tell us the height of the existing, and  
11 the height of the proposed.

12 MR. RONCATI: I don't know the  
13 height of the existing Stop & Shop building.

14 CHAIR LIGNOS: Okay.

15 MR. RONCATI: I do know that the  
16 proposed height is 27 feet 5 inches.

17 CHAIR LIGNOS: Okay.

18 MS. AMITAI: Exterior, not interior,  
19 right?

20 MR. RONCATI: That is the exterior  
21 height as measured by your ordinance.

22 MR. BASRALIAN: That's the front  
23 facade. That's the highest point. Obviously the  
24 roof is lower. So, it doesn't affect the height.  
25 But that's the highest facade, which is what we're

1 required to measure to.

2 MR. DENICOLA: You take an as-grade  
3 plan, you know, it varies obviously. That's by  
4 definition, as the architect said.

5 MS. AMITAI: So, the interior height  
6 would be --

7 MR. DENICOLA: The interior height  
8 doesn't matter.

9 MS. AMITAI: 23 feet.

10 MR. DENICOLA: Whatever. It's 20  
11 feet, whatever it is. We don't measure that for  
12 site plan.

13 MS. AMITAI: Okay.

14 MR. DENICOLA: I mean we have the  
15 architect. I don't know what it is offhand.

16 CHAIR LIGNOS: The majority of  
17 tenants would choose, depending on the theme of  
18 their stores, to maximize, minimize, depending,  
19 alter the interior. The question becomes; what  
20 are we going to see from the outside. What is  
21 that height. And we've gotten that.

22 So, now, let's, if you don't mind,  
23 let's move down to the jeweler --

24 MS. AMITAI: Excuse me, aren't we  
25 still on the Dollar Store? What's the width of

1 the Dollar Store?

2 MR. DENICOLA: We did that.

3 CHAIR LIGNOS: We did that.

4 MR. DENICOLA: It's 120 feet.

5 MR. RONCATI: It doesn't change.

6 MS. AMITAI: Oh, I thought the depth  
7 was 120.

8 MR. RONCATI: That's what we're  
9 talking about, the depth. We've only talked  
10 about -- we've only so far discussed length and  
11 depth.

12 MS. AMITAI: Right. So, what is the  
13 width of the Dollar Store?

14 CHAIR LIGNOS: 120.

15 MS. AMITAI: So, it's a square, 120  
16 X 120?

17 CHAIR LIGNOS: No. No, no, no, no,  
18 because the Dollar Store, councilwoman, is a use  
19 from demising wall to demising wall. It's not an  
20 independent building.

21 MS. AMITAI: It's part of the 525?

22 CHAIR LIGNOS: Correct.

23 MS. AMITAI: Thank you.

24 CHAIR LIGNOS: As is Rudy's, as is  
25 the, you know, the old card store.

1 MS. AMITAI: Got it.

2 CHAIR LIGNOS: Can we go then to the  
3 building 3, or whatever we call that building?

4 MR. RONCATI: Yes. We are now going  
5 to measure the length of this building.

6 CHAIR LIGNOS: Right. Exactly.

7 MR. RONCATI: Here, and the width,  
8 depth we'll call it. Here.

9 CHAIR LIGNOS: Right. Exactly.

10 MR. RONCATI: So, the depth is 80  
11 feet. And the length is 300 feet. Again, these  
12 are approximate, because we're scaling drawings.

13 CHAIR LIGNOS: Right. And you do  
14 have an appendage on that, on the north side?

15 MR. RONCATI: There is an appendage  
16 here on Exhibit A-18, that the chairman is  
17 referencing. I can give you the dimensions --

18 CHAIR LIGNOS: And you're removing  
19 that, right?

20 MR. BASRALIAN: Yes.

21 MR. RONCATI: Yes, we're removing  
22 that.

23 MR. BASRALIAN: All right. Now,  
24 would you give the length of the proposed portion  
25 of that building?

1 MR. RONCATI: The depth of that  
2 building is proposed at 90 feet. The length is  
3 reduced significantly to 210 feet. So --

4 CHAIR LIGNOS: That 210 feet is from  
5 wall to wall, and doesn't include any of the  
6 paved, restaurant, potential terracing?

7 MR. RONCATI: Wall to wall, 90 feet  
8 and then the length of 210.

9 MR. BASRALIAN: So, that's a  
10 reduction of 90 feet from what currently exists?

11 MR. RONCATI: Correct.

12 CHAIR LIGNOS: Now, could you do it  
13 going north to south, please? Give us that  
14 length.

15 MR. RONCATI: So, north to south  
16 we'll measure from the current corner of the  
17 building, into the corner where the karate tenancy  
18 is or was. So, that dimension is just shy of 200  
19 feet, 195. So, that dimension here is 195.

20 MS. AMITAI: That's width then?

21 CHAIR LIGNOS: No, that's the length  
22 from the old Valley Optical to the sushi store.

23 MR. RONCATI: Length along the  
24 sidewalk, if you will.

25 CHAIR LIGNOS: Right.

1 MR. RONCATI: And then the  
2 proposed --

3 MR. BASRALIAN: Why don't you do the  
4 depth.

5 MR. RONCATI: The depth in that  
6 area --

7 CHAIR LIGNOS: Yeah, let's use the  
8 depth before the theater.

9 MR. BASRALIAN: Right. That's what  
10 he is doing.

11 MR. RONCATI: So, I have a dimension  
12 of 135 going east to west in the deep part of the  
13 building.

14 CHAIR LIGNOS: Okay.

15 MR. RONCATI: Which is the deepest  
16 part of the building. It's narrower in the neck  
17 here. And then it gets wider. I measured that  
18 depth at 135.

19 The new length from here out to the  
20 corner of the new building is 230 feet.

21 MS. AMITAI: That's the white block  
22 that you have there? That doesn't have a color,  
23 right? Because that's going --

24 CHAIR LIGNOS: That's all the way  
25 out to that white block.

1 MR. RONCATI: Exhibit A-18, that  
2 would be from this point, to this point here.

3 MS. AMITAI: Right.

4 MR. RONCATI: And then the depth of  
5 the building, and, again, I'm going to the deeper  
6 section, is 120 feet.

7 CHAIR LIGNOS: You're not using the  
8 theater section?

9 MR. RONCATI: No.

10 CHAIR LIGNOS: You're using the one  
11 that was equivalent to what was --

12 MR. DENICOLA: What was there  
13 before.

14 CHAIR LIGNOS: Right.

15 MS. AMITAI: This is proposed he's  
16 talking about now, right?

17 CHAIR LIGNOS: Correct. Now he's  
18 talking about the proposed depth.

19 MR. RONCATI: So, I'm going to give  
20 you three depths on this building, and that's  
21 because this is the most non rectangular shaped  
22 section of building. We have a depth here --

23 CHAIR LIGNOS: At the narrowest.

24 MR. RONCATI: The narrowest.

25 MR. BASRALIAN: For the proposed.

1 MR. RONCATI: For the proposed, of  
2 50 feet. Growing to 120, and then immediately in  
3 front of the movie theater in a east/west  
4 direction, 160.

5 MS. AMITAI: That does not include  
6 the green?

7 MR. RONCATI: No.

8 MS. AMITAI: The green portion, 160.

9 MR. RONCATI: We could include that,  
10 if you'd like, I'd have to give you two new  
11 dimensions.

12 CHAIR LIGNOS: Now, the green is --

13 MR. RONCATI: Existing --

14 CHAIR LIGNOS: -- existing. It  
15 remains. There's no change.

16 MR. RONCATI: That is correct.

17 CHAIR LIGNOS: Now, did you need  
18 that dimension, councilwoman?

19 MS. AMITAI: No.

20 CHAIR LIGNOS: Now, can you please,  
21 Mr. Roncati, tell us, if you know, the existing  
22 height, and the proposed height.

23 MR. RONCATI: The theater, of  
24 course, is unchanged. We're not changing anything  
25 there. And we have the height -- well, it's at

1 the -- that is at the wall. Sorry. If you could  
2 just give me one second.

3 MS. AMITAI: Sorry to put you  
4 through this. I didn't know you were coming and  
5 you didn't know I would ask.

6 MR. RONCATI: I did not. From the  
7 average grade, 30.42 feet, plus a 5-foot  
8 mechanical screen at the edge, which brings us to  
9 35.42.

10 MS. AMITAI: So, the first was  
11 34.5 --

12 MR. DENICOLA: 30.42.

13 MR. RONCATI: 30.42.

14 CHAIR LIGNOS: 30 feet, point 4.

15 MS. AMITAI: You didn't add the  
16 mechanicals.

17 MR. DENICOLA: Let's not talk  
18 mechanicals. Let's not doing anything with  
19 mechanicals.

20 MR. RONCATI: Thirty feet, five  
21 inches.

22 CHAIR LIGNOS: Now, the reason he  
23 was doing it there, is, because that mechanical  
24 unit is at the edge. So, potentially it would  
25 appear. So, there's nothing wrong with, assuming

1 that you will see an additional 5 feet.

2 MR. RONCATI: But that is unchanged,  
3 councilwoman. We're not touching that.

4 MS. AMITAI: You're talking about  
5 the theater?

6 MR. RONCATI: Just the theater.

7 MS. AMITAI: Yeah.

8 MR. RONCATI: The remainder of the  
9 building is 27 feet, 5 inches, maximum height.

10 MR. DENICOLA: Proposed.

11 MR. RONCATI: Proposed.

12 CHAIR LIGNOS: And nothing changes  
13 with the bank. Is there a facelift to the bank?

14 MR. RONCATI: Not intended, no.

15 CHAIR LIGNOS: It stays exactly the  
16 way it is?

17 MR. RONCATI: That's correct.

18 MS. AMITAI: So, Callahan's is part  
19 of the 27.5 height, correct?

20 MR. RONCATI: Everything -- I'll  
21 refer to my exhibit again. Except for that one  
22 area of the theater, that we were discussing, is  
23 higher, but is to be unchanged and remaining. The  
24 rest of that building, maximum 27 feet, 5 inches.

25 MR. BASRALIAN: 27 feet 5 inches.

1 Not 27 feet -- not 27.5. There is a distinction.

2 MS. AMITAI: Right.

3 MR. BASRALIAN: An inch difference  
4 and also would change the application.

5 CHAIR LIGNOS: Right.

6 MS. AMITAI: Thank you. I wrote the  
7 wrong thing.

8 CHAIR LIGNOS: Anything else,  
9 councilwoman? Any other questions?

10 MS. AMITAI: So, we're adding how  
11 many -- how much? And we're subtracting how much?  
12 Do you know that number?

13 MR. DENICOLA: It only goes by  
14 square feet. I gave it to Sophie already. Those  
15 are the numbers I gave to Sophie off of sheet 2 of  
16 the engineering plans.

17 MS. AMITAI: Oh.

18 CHAIR LIGNOS: The numbers that the  
19 engineer --

20 MR. DENICOLA: I don't have the plan  
21 anymore. They took my plans.

22 MR. MADDALONI: It's roughly 211,000  
23 was existing and 208 --

24 MS. AMITAI: Oh, those numbers.  
25 Okay. I got it.

1 MR. RONCATI: The entire square  
2 footage --

3 MS. AMITAI: That's the entire  
4 square footage.

5 MR. DENICOLA: Right.

6 MS. AMITAI: And I guess we can  
7 figure, now that we have those figures, we could  
8 figure what you're adding to each of the  
9 buildings. If we wanted, we could figure what  
10 you're adding and what you're taking down.

11 MR. DENICOLA: The length and width  
12 are somewhat irrelevant, because it's not in and  
13 out. It doesn't really mean anything. The square  
14 footage is what really matters.

15 MS. AMITAI: Okay.

16 MR. RONCATI: And there's a net  
17 reduction in the end.

18 MS. AMITAI: Okay.

19 CHAIR LIGNOS: Anything else,  
20 councilwoman?

21 MS. AMITAI: I know we're not going  
22 to try to go for that. That's all I have at this  
23 moment.

24 CHAIR LIGNOS: Okay.

25 Dr. Maddaloni.

1 MR. MADDALONI: No questions. I  
2 would just commend you on the depiction of the  
3 existing demolition and proposed building areas.

4 MR. RONCATI: Thank you.

5 MS. AMITAI: Thank you for supplying  
6 that.

7 CHAIR LIGNOS: Mr. Baboo.

8 MR. BABOO: You just mentioned that  
9 the bank is going to stay the same structure?

10 MR. RONCATI: Yes.

11 MR. BABOO: Will you be re-grading  
12 the area around it, or the driveways, or anything  
13 like that? Or is that entire lot staying the  
14 same?

15 MR. RONCATI: No, there will be  
16 slight modifications around it, but nothing that  
17 would effect the entrance or the height or the  
18 access to that building.

19 MR. BABOO: Okay. And then --

20 MR. RONCATI: Those are fixed points  
21 that the engineer has worked around.

22 MR. BABOO: Gotcha. So, the parking  
23 around it, that's all going to be modified to sort  
24 of match the parking --

25 MR. RONCATI: Yes. All of the site

1 is new, if you will, even in and around the bank,  
2 the existing bank building.

3 MR. BABOO: Okay. The second  
4 question I have, is actually from the previous  
5 meeting. I was looking at the facades. I know  
6 each -- each store has a unique facade to some  
7 degree.

8 CHAIR LIGNOS: When you say,  
9 previous meeting, can you give a clarification on  
10 which one? What do you mean by previous meeting?

11 MR. BABOO: I don't know --

12 CHAIR LIGNOS: For this application?

13 MR. BABOO: Yes, for this  
14 application. They are all bunched up together in  
15 my head.

16 CHAIR LIGNOS: Yeah, no, no, that's  
17 fine. That's fine. I just want to make sure that  
18 it's this application.

19 MR. BABOO: Each store will have a  
20 unique facade more or less, to some degree?

21 MR. RONCATI: Yes, we've talked  
22 about the fact that the elevations and the design  
23 would reflect the tenancies that would come into  
24 the center.

25 MR. BABOO: Is there a minimum

1 square footage of width for each store? I just  
2 sort of -- I'm afraid of closet stores where --  
3 there is just some stores, like in Queens, or in  
4 Chinatown, I'm not speaking of anything in  
5 particular, I'm just saying, there are closet  
6 stores where you go in, and it's just basically a  
7 long closet. I just want to make sure that there  
8 is not a possibility of that happening.

9 MR. CHAGARIS: That question is  
10 basically regulated by the ordinance. I think  
11 it's beyond what this witness testified to, even  
12 today or even previously.

13 MR. BABOO: It's regulated by the  
14 ordinance?

15 MR. DENICOLA: In other words, no  
16 minimum values.

17 MR. BABOO: Okay.

18 MR. DENICOLA: By the ordinance.

19 MR. CHAGARIS: Plus he really didn't  
20 talk about that today. His testimony today is  
21 specifically having to do with this demolition  
22 plan and so forth.

23 CHAIR LIGNOS: Well, I think  
24 Mr. Baboo's question could be answered, though, by  
25 saying the following: In most cases your demising

1 line between stores is regulated by some  
2 structural column system.

3 MR. RONCATI: That is a determinant,  
4 yes.

5 CHAIR LIGNOS: Okay. Do you have  
6 any ideas what your column --

7 MR. RONCATI: Some existing stores  
8 are 25 feet in width, for example.

9 CHAIR LIGNOS: So, in theory, to  
10 Mr. Baboo's question, if you took the least amount  
11 of width, a store is never going to be less than  
12 25 feet, because you go, really from a structural  
13 column to a structural column.

14 MR. RONCATI: Right. I mean I think  
15 it's an interesting question that the board member  
16 raises, but what we're typically talking about --

17 MR. BABOO: Just give me one second.  
18 I am limited to questions I can ask about -- I'm  
19 confused about what questions I can and cannot  
20 ask.

21 MR. CHAGARIS: Right now he  
22 testified -- he previously concluded his testimony  
23 --

24 MR. BABOO: Okay.

25 MR. CHAGARIS: -- as to the

1 architectural. His testimony today, really only  
2 has to do with this drawing and a description of  
3 -- because the question was asked from the board,  
4 previously, how much is staying and how much was  
5 being removed, and how much is being reconfigured.  
6 So, that's why he is here today.

7 MR. BABOO: So, we had to  
8 recompile -- we had to compile questions  
9 beforehand, and we're only allowed to ask those  
10 questions?

11 MR. CHAGARIS: Well, because you see  
12 now, what's happening, it's going to open up his  
13 testimony -- all of his testimony. It's really  
14 not -- that's not the purpose for his testimony  
15 today.

16 MR. BABOO: I see.

17 CHAIR LIGNOS: His purpose of coming  
18 back here was to answer our questions as far as  
19 the demolition and the footprint of the building.  
20 We had concluded all of our questions. But just  
21 to put it aside, I was just trying to be helpful,  
22 and understanding that usually a structural system  
23 controls the potential width of a business.

24 MR. BABOO: Okay. I just don't want  
25 to see red, blue, green, yellow, you know, with

1 5 feet or 10 feet. That's my concern.

2 MR. RONCATI: Understand.

3 MR. BABOO: Okay. Thank you.

4 CHAIR LIGNOS: Ms. Stella, do you  
5 have questions?

6 MS. STELLA: No.

7 CHAIR LIGNOS: Mr. Nyfenger.

8 MR. NYFENGER: Clear, concise,  
9 straight to the point. Thank you very much.

10 MR. RONCATI: Thank you.

11 CHAIR LIGNOS: Mr. Pialtos.

12 MR. PIALTOS: My thoughts also. No  
13 questions.

14 MR. RONCATI: Thank you.

15 CHAIR LIGNOS: Ms. Isacoff.

16 MS. ISACOFF: No questions.

17 CHAIR LIGNOS: Mr. Didio.

18 MR. DIDIO: No questions regarding  
19 this outline.

20 CHAIR LIGNOS: Mr. Sinowitz.

21 MR. SINOWITZ: No, no questions.

22 CHAIR LIGNOS: Mr. DeNicola.

23 MR. DENICOLA: Just one question.

24 The, I guess the Dollar Store, is that staying  
25 green for leasing purpose, or some other

1 structural reason or other --

2 MS. AMITAI: Could you repeat it,  
3 Nick, I didn't hear you.

4 MR. DENICOLA: The Dollar Store is  
5 remaining green?

6 MR. BASRALIAN: They have a lease  
7 and they're going to remain in that location.

8 MR. DENICOLA: Oh, so, it's lease  
9 related?

10 MR. BASRALIAN: Right.

11 MR. DENICOLA: Okay. That's it.

12 MR. DIDIO: That statement brought  
13 something to me. Can you come back to me for a  
14 second?

15 CHAIR LIGNOS: If you're nice we'll  
16 let you come back.

17 MR. DIDIO: Will the facade of that  
18 building be redone to match the rest of the --

19 CHAIR LIGNOS: No, they're gonna  
20 keep it exactly the way it is today.

21 MR. DENICOLA: 1950's.

22 MR. RONCATI: Yes, sir, it will. It  
23 will be renovated. The facelift will continue.

24 MR. CHAGARIS: If I may,  
25 Mr. Roncati, on A-18, the red line, I believe in

1 the legend, indicates that's a proposed building  
2 outline, correct?

3 MR. RONCATI: That is correct.

4 MR. CHAGARIS: Just out of  
5 curiosity, what does the TYP stand for?

6 MR. RONCATI: Typical.

7 MR. CHAGARIS: Okay. And does that  
8 red outline, is that going to coincide with any  
9 kind of building footings, or is that separate and  
10 apart, based on the construction?

11 MR. RONCATI: What we're depicting  
12 in this drawing are the outside face of the  
13 proposed wall. Typically a footing, below grade,  
14 extends beyond that, possibly up to 10 inches in  
15 normal soil condition. But the footing is  
16 underground at least 3 feet buried.

17 MR. CHAGARIS: I understand, but the  
18 footing is going to mirror --

19 MR. DENICOLA: Modify.

20 MR. RONCATI: It would mirror these  
21 lines and potentially be 10 inches out. But, of  
22 course, that's 3 feet below grade.

23 MR. CHAGARIS: So that when you  
24 have, on the drawing, on the left-hand side of the  
25 drawing where the K-mart building is now located,

1 those footings are all going to basically stay,  
2 except for that bump out? Or are those new  
3 footings?

4 MR. RONCATI: The bump out to the  
5 rear towards Homans?

6 MR. CHAGARIS: No, besides that.  
7 The rest of the red line.

8 MS. AMITAI: In the next building  
9 over.

10 MR. RONCATI: I'm sorry. You're  
11 speaking about this line?

12 MR. CHAGARIS: Yes, sir.

13 MR. RONCATI: That would be the  
14 outside face of the proposed wall.

15 MR. CHAGARIS: So, that's really a  
16 new footing?

17 MR. RONCATI: Yes, that's a new -- a  
18 new bearing wall line, even though we have steel  
19 columns that carry the actual super structure in  
20 the roof, that wall will, carrying itself, non  
21 structural -- for the building, carry itself down  
22 into a below grade foundation and a footing.

23 MR. CHAGARIS: And is the extreme  
24 left red line, is that existing going to remain?

25 MR. RONCATI: That's existing to

1 remain. There's no change there at all.

2 CHAIR LIGNOS: Except for facelift.

3 MR. RONCATI: We are refacing the  
4 building.

5 MR. CHAGARIS: And in the line  
6 closest to Homans on that building, besides that  
7 bump out --

8 MR. RONCATI: Aside from the bump  
9 out, which is new, again, looking at this exhibit,  
10 that red line coincides with the existing wall  
11 that we have now. No change, again, except for  
12 the exterior face lift.

13 MR. CHAGARIS: And then further  
14 east, it looks like, am I correct in  
15 understanding, that those red lines, up until the  
16 terminus of the Whole Foods store, those are all  
17 new footings?

18 MR. RONCATI: That's all new footing  
19 and construction, yes.

20 MR. CHAGARIS: And in the Homans  
21 Avenue line, from the end of the proposed Whole  
22 Foods to the end, that's going to be existing  
23 footing?

24 MR. RONCATI: We have a combination  
25 there, because in the area where the red line

1 coincides with the orange color, it's new footing.  
2 And then with the green, it's existing. And then  
3 back again to new footing.

4 MR. CHAGARIS: And what you're just  
5 describing continues on to the rest of the  
6 structure?

7 MR. RONCATI: Same format throughout  
8 the plan.

9 MR. DENICOLA: I think what you're  
10 getting at is the majority of the building is  
11 going.

12 MR. CHAGARIS: Well, I'm just  
13 asking -- I don't know whether it's majority or  
14 not, or -- I just want to know what I'm seeing.

15 CHAIR LIGNOS: Any other questions?

16 MS. AMITAI: I have.

17 MR. CHAGARIS: Well, what is your  
18 view of the -- is it the majority of the footings  
19 are going to be new, based on what's depicted  
20 here?

21 MR. BASRALIAN: I think the question  
22 really should be; where you're demolishing and  
23 constructing and the footprint is different, I  
24 mean are there going to be new fittings. I think  
25 that's the proper question to ask.

1 MR. CHAGARIS: I accept that.

2 MR. RONCATI: Wherever there is new  
3 construction, there will be a new foundation, and,  
4 therefore, new footings. Where buildings are  
5 remaining, either -- or sections of building is  
6 remaining, either in whole or part, those footings  
7 remain the same. So, if there's new construction  
8 next to it, it gets new footings, new foundations,  
9 that attach, and structurally dowel into existing  
10 foundations to make that new building. Combining  
11 old and new.

12 MR. CHAGARIS: And you've talked  
13 today about the fact that there are phase I and  
14 phase II.

15 MR. RONCATI: Correct.

16 MR. CHAGARIS: And that phase I and  
17 phase II has to do with the tenancy aspect of the  
18 existing enterprise, is that right?

19 MR. RONCATI: In the K-mart  
20 building.

21 MR. CHAGARIS: Okay. So, it's all  
22 one entire enterprise, and the only reason it's  
23 phase I and phase II, is that one portion of  
24 enterprise you have to wait for them to vacate, am  
25 I saying that correctly?

1 MR. BASRALIAN: Yeah. I think I can  
2 respond to that. As I indicated, if we were  
3 approved tomorrow, and K-mart moved out tomorrow,  
4 all of it would be --

5 MR. DENICOLA: One phase.

6 MR. BASRALIAN: -- one phase.  
7 Anticipating that we will be able to commence  
8 phase I before the K-mart lease, that's why it's  
9 in two phases.

10 MR. CHAGARIS: And this is one  
11 entire enterprise here, that we have --

12 MR. BASRALIAN: Yes, it is one  
13 enterprise owned by the same party. There's no  
14 difference. Phasing was necessitated because of  
15 leases that exist. Just as Dollar Store remains,  
16 because that's what it needs to do.

17 MR. CHAGARIS: Even though the  
18 zoning ordinance doesn't use the term, shopping  
19 center, that's what we're talking about, right?

20 MR. BASRALIAN: That is correct.

21 MR. CHAGARIS: It is a shopping  
22 center today, for all practical purposes --

23 MR. BASRALIAN: And it will remain a  
24 shopping center, yes.

25 MR. CHAGARIS: I have nothing else.

1 Thank you.

2 CHAIR LIGNOS: Mr. Roncati, just so  
3 that I can understand, out of curiosity, when the  
4 red line outline touches orange, what led you to  
5 feel the need to demolish that exterior wall? I'm  
6 just one of these sustainable guys who hate to see  
7 waste. So, I'm just asking, literally from that  
8 standpoint. So, I could see when you move a wall,  
9 you have no choice; you have to demolish an  
10 exterior wall. For instance, where Rudy's is,  
11 where the card store used to be, the tanning  
12 salon, that basically looks like the existing  
13 northerly wall is roughly in the same location.  
14 Not roughly. Is in the same location as the  
15 proposed wall. It goes further down, past the  
16 Dollar Store, to what used to be --

17 MR. RONCATI: If I could,  
18 Mr. Chairman, I will mark up my rendering. My  
19 exhibit rather. We have this section of wall.

20 CHAIR LIGNOS: Correct.

21 MR. RONCATI: That's old and new, if  
22 you will. Concurrent.

23 CHAIR LIGNOS: Yup. Yup.

24 MR. RONCATI: This section of wall.

25 CHAIR LIGNOS: Mm-mm.

1 MR. RONCATI: And this front section  
2 of wall. Those three areas. Everywhere else --

3 CHAIR LIGNOS: No, keep going to  
4 your right. And, no, down, down, down. After the  
5 green.

6 MR. RONCATI: Oh, in here?

7 CHAIR LIGNOS: Yup.

8 MR. RONCATI: Okay.

9 CHAIR LIGNOS: I'm just, again, is  
10 there a reason --

11 MR. RONCATI: Yeah, the reason --  
12 the reason, is, that in this, let's take this  
13 corner right here now.

14 MR. BASRALIAN: You're talking  
15 about -- just explain for the record.

16 MR. RONCATI: I'm sorry. Coming off  
17 Homans Avenue in the far northeast corner of the  
18 property, the end cap of that building, to the  
19 right of Dollar Tree, there are -- this building  
20 is being cutback, as we discussed earlier this  
21 evening. And there are structural columns in the  
22 corners of those buildings. So, if we are going  
23 to cutback that wall to make that driveway work to  
24 the east and the parking field, and provide that  
25 generous walking space that we had talked about

1 earlier --

2 CHAIR LIGNOS: Okay.

3 MR. RONCATI: -- I lose those  
4 columns. Therefore, I lose the beams that go  
5 along with them, and I lose my entire structural  
6 bat. So, if we were to take one wall out of this  
7 room and move it 5 feet in, the structure is still  
8 spanning to that now non-existent wall. But all  
9 of that has to come down. This back section of  
10 wall here, is concurrent, proposed and existing.  
11 But, again, it's a small section of wall. And  
12 from a cost standpoint we felt that it would be  
13 better to remove it and replace it. The same  
14 argument for this small section here. We're  
15 actually reframing this entire area. And, again,  
16 my structural bays would just work better if I  
17 could clear it and build it back across.

18 CHAIR LIGNOS: So, does that mean  
19 you're also removing the existing slab?

20 MR. RONCATI: Yes, we're removing  
21 the existing slab.

22 CHAIR LIGNOS: Are you changing  
23 anything under your slab? Or are you literally  
24 just taking it away? You're going to go back and  
25 do sub slab work, and then go ahead and pour new

1 slab?

2 MR. RONCATI: In most cases we're  
3 going to remove the slabs. There might be some  
4 areas where we leave them. But that would be on a  
5 case by case basis. And during construction we  
6 would make those assessments. But if we were to  
7 remove a slab, there really wouldn't be a lot of  
8 excavation. It would just be chopped up, scraped  
9 away, and then repoured. We have plumbing and  
10 bathrooms and other things to deal with, with new  
11 tenancies, and it might be best to have those  
12 slabs new so that we can locate everything.

13 MR. CHAGARIS: But if I may,  
14 Mr. Chairman, but even though there is a lot  
15 that's being removed and replaced, the  
16 configuration of this center is following  
17 substantially the configuration that exists today?

18 MR. RONCATI: Yes.

19 MR. CHAGARIS: You're not making a  
20 what is now sort of an irregular shaped structure  
21 into a horseshoe shaped structure or circular  
22 structure, it's substantially the same as it is  
23 right now?

24 MR. RONCATI: That's a good  
25 question. I mean if you look at this exhibit, you

1 know, there's construction at the rear along  
2 Homans, and then this "L" shape here coming  
3 towards Vervalen. Existing. Proposed. Existing.  
4 Proposed. So, yes, it's, in general, the same  
5 shape and format as it is currently.

6 MR. CHAGARIS: Thank you.

7 CHAIR LIGNOS: All right. Now, I  
8 want to start wrapping this up. So, I'll ask,  
9 last chance. Councilwoman? Dr. Maddaloni?

10 MS. AMITAI: I must have  
11 misunderstood, the exhibit is dated April 26th,  
12 2013, is that correct?

13 MR. RONCATI: The exhibit is dated  
14 September 10th, 2013.

15 MS. AMITAI: Okay. So, if this  
16 says, April 26th --

17 MR. DENICOLA: That's the original  
18 date.

19 MR. BASRALIAN: That's the original  
20 date. It's the revision date.

21 MS. AMITAI: Oh, okay. Thank you so  
22 much.

23 CHAIR LIGNOS: Sometimes we work on  
24 drawings longer than the date they're submitted.

25 Dr. Maddaloni.

1 MR. MADDALONI: How long is the  
2 Dollar Store lease extended for?

3 MR. RONCATI: I don't have that  
4 information.

5 MR. MADDALONI: That's news to me.  
6 I never heard about that one before. That that  
7 was going to be sticking around.

8 CHAIR LIGNOS: Again, I think it's  
9 sticking around as a structure right now. I don't  
10 know as a business. It has its own lease and I'm  
11 sure --

12 MR. BASRALIAN: It's sticking around  
13 as a structure and as a lease, because its lease  
14 is in existence, and you cannot relocate someone  
15 or remove them if they don't want to be.

16 MR. MADDALONI: And would you care  
17 to share the extent of that lease?

18 MR. BASRALIAN: I don't know the  
19 extent of the lease, Doctor. I really don't.

20 CHAIR LIGNOS: Nobody else has  
21 questions. So, if it's okay with the board, I  
22 would like to open this portion of the meeting to  
23 the public.

24 Okay, any member of the public have  
25 a question of this witness as it relates to what

1 he discussed today, regarding demolition, proposed  
2 walls, areas, things like that. Please step  
3 forward. Yes, sir. Mr. Segreto, you have --

4 MR. SEGRETO: Yes, I have some  
5 questions.

6 CROSS-EXAMINATION BY MR. SEGRETO:

7 Q All right, Mr. Roncati, with regard  
8 to your Exhibit A-18, start with the K-mart  
9 building. I gather, from your testimony,  
10 essentially, with regard to the K-mart building,  
11 you're going to be removing 45 feet of depth in  
12 the front, right along the entire span of the  
13 building, for 430 feet, is that correct?

14 A 45 feet, yes. Approximate.

15 Q All right, and I did the math, and  
16 it comes out to about 19,350 square feet you're  
17 removing from that building, right?

18 A I didn't do the math so --

19 Q All right. Did anybody do the math?  
20 Any professionals from the applicant do the math  
21 of the exact square footage that the applicant,  
22 with regard to each building, is removing?

23 A I have it here this evening in the  
24 aggregate. I don't have any notes relating to  
25 specific areas.

1           Q       Well, I'm talking about specific  
2 buildings.

3           A       I don't have that information.

4                   MR. BASRALIAN:   Just as -- well,  
5 while he can ask questions about it, because we  
6 did discuss that, to some degree, the application  
7 talks about the existing, the interim, and the  
8 final, and that's the aggregate square footage,  
9 because it wasn't broken down by building, but by  
10 an aggregate number, dropping from 211 existing,  
11 going up, during phase I, and then dropping down  
12 to 208 and change at the completion of phase II.  
13 And that's the way it was calculated.

14                   MR. MADDALONI:   Could I just add  
15 then, haven't you just painstakingly gone through  
16 this with each structure, length and width?

17                   CHAIR LIGNOS:   Hold on.   Hold on.

18                   MR. CHAGARIS:   The testimony is  
19 already in the record, but Mr. Segreto can ask  
20 that specific question.

21                   MR. BASRALIAN:   I said, obviously.  
22 But we calculated, based upon, as I just outlined  
23 it.

24                   MR. CHAGARIS:   Whatever you have,  
25 you have.   If you don't have it, you don't have

1 it.

2 Q Right. If you take -- doing the  
3 math, if you take 19,000, approximately 19,000  
4 square feet off the existing 84,000 square foot  
5 K-mart, you end up with approximately 64,500  
6 square feet, is that correct, my math?

7 A I don't know. I don't -- I don't have the  
8 broken down figure.

9 MR. CHAGARIS: Mr. Roncati, if you  
10 don't know, you don't know.

11 Q The K-mart ends up, in phase II, as  
12 a structure of 73,000 square feet, is that  
13 correct?

14 A I don't have that information in front of  
15 me.

16 Q How about you look on page 7 of the  
17 Omland plan. Can you do that?

18 MR. BASRALIAN: It's in the plans.  
19 It speaks for itself. You know, he is only going  
20 to repeat what's there. That's all.

21 MR. SEGRETO: He is the architect.  
22 He just told us what is going to be demolished,  
23 what's going to be built, and he can't answer  
24 these simple questions?

25 MR. CHAGARIS: What is the actual

1 question that you had originally posed --

2 MR. SEGRETO: The K-mart building  
3 ends up at 73,000 square feet, right?

4 MR. CHAGARIS: Is that -- is that  
5 your understanding?

6 MR. RONCATI: I, again, I can look  
7 at the engineer's drawings and see if that  
8 information is there, and read it to you. So,  
9 looking at Omland's drawing 7 of their civil set,  
10 retail, that portion of that building, 73,040  
11 square feet.

12 Q Well, that's the K-mart building,  
13 retail F, right?

14 A The portion of that proposed building.

15 Q So, am I correct that the demolition  
16 is going to be approximately 19,000 square feet,  
17 and then you're going to add on 83,000 square  
18 feet?

19 A That information is not on this Omland  
20 drawing.

21 Q Based upon the drawings that you  
22 did, and your knowledge.

23 A I don't have -- I came here tonight to  
24 present this one exhibit, and I didn't bring my  
25 file with me.

1           Q       All right. Let's move on eastward  
2 to the existing Stop & Shop building. That's  
3 approximately 27,000 square feet?

4           A       I don't have that in front of me.

5           Q       That building is going to be  
6 demolished, right?

7           A       A portion of that building gets  
8 demolished, including that area, yes.

9           Q       And then the area between the old  
10 Stop & Shop and the Dollar Store, which remains,  
11 do you know the square footage of how much is  
12 going to be demolished?

13          A       Once again, I don't have my notes in front  
14 of me.

15          Q       Again, the orange portion on A-18,  
16 which is to the east of the Dollar Store, again,  
17 you have no idea how much square footage is being  
18 demolished there?

19          A       I don't have my notes in front of me.

20          Q       Could you, based upon the -- based  
21 upon the exhibit that you have provided here  
22 tonight, can you tell us how much of, I guess  
23 we're calling it retail building D, is being  
24 demolished under your plan and how much is  
25 staying?

1           A           No. As I testified, Exhibit A-18 is not  
2 to scale. And it doesn't have any calculations or  
3 figures. And I don't have any other notes. The  
4 exhibit was diagrammatic, comparative diagrammatic  
5 analysis.

6           Q           Do you have, in your office, notes,  
7 that could answer all of my questions?

8                       MR. BASRALIAN: Excuse me, he didn't  
9 testify about any of that.

10                      MR. CHAGARIS: He didn't testify  
11 about any of that.

12                      MR. SEGRETO: He doesn't have his  
13 notes with him today?

14                      MR. CHAGARIS: He didn't testify  
15 about the questions you asked. I mean you can --  
16 you have the records here and you can have a  
17 witness; your own witness.

18                      MR. SEGRETO: The question is: This  
19 is not to scale. All right. And there is no  
20 document to scale. I can't even have my engineer  
21 take a look at it and then advise this board as to  
22 how much they are demolishing.

23                      MR. BASRALIAN: All of those  
24 drawings are to scale. And you have existing and  
25 the proposed. And you can do the calculation,

1 your engineer, or any engineer could do the  
2 calculation. He didn't testify. And he doesn't  
3 have any notes about it here. He testified to  
4 exactly what he had, and nothing more.

5 BY MR. SEGRETO:

6 Q Building -- building C is a  
7 freestanding building, is that correct, on your  
8 plan, in this orange?

9 A I'm not depicting any building denoting  
10 any building designations.

11 Q This area that I'm pointing to,  
12 right here, that's a separate building, is it not?

13 A No, that's part of that larger structure  
14 that we just measured, painstakingly, earlier this  
15 evening.

16 Q We talk about that as being building  
17 D on the Omland plan?

18 A Yes, that's all part of building D.

19 Q Building D as in dog, correct?

20 A Correct.

21 Q So, the entire portion of building  
22 D, that runs east and west on your Exhibit A-18 is  
23 going to be demolished?

24 A Yes.

25 Q And then, as we travel from the

1 north to the south, building D, would you agree  
2 with me then that the majority of that section of  
3 building D is going to be demolished, except for  
4 this green area?

5 A It gets demolished except for the area in  
6 green.

7 Q Now, this area, staying on building  
8 D, is that because there's an existing lease for  
9 that space?

10 A Yes.

11 Q And who is the tenant in that space?

12 A That's the cinema. The theater.

13 Q The theater is in an "L" shape?

14 A No. Again, looking at this exhibit, this  
15 area, this rectangle here is the theater.

16 Q That runs north and south. The  
17 theater runs north and south. I am talking about  
18 the green portion.

19 A There is another tenancy in here, that at  
20 the moment is remaining. So, we're keeping the  
21 building similar to the discussion over back here  
22 on Homans, on the Dollar Store.

23 Q But you'll agree with me, that the  
24 majority portion of the section of building D that  
25 runs north and south, is being demolished, but for

1 the one remaining tenant?

2 A Yes.

3 MR. CHAGARIS: Mr. Segreto, excuse  
4 me. You said that the one tenant in that building  
5 D, the theater is --

6 MR. RONCATI: There's the theater  
7 tenant and then the other tenant.

8 MR. CHAGARIS: There's two tenants.  
9 Okay.

10 Q Do you contend that the theater is  
11 part of building D?

12 A Yes, it's all contiguous.

13 Q I know contiguous, but is it part of  
14 the same building, or does the theater have four  
15 separate walls?

16 A No, I agree with you, it's all one  
17 building.

18 Q The theater does not have four  
19 independent walls?

20 MR. BASRALIAN: He answered the  
21 question. It's all one building. That's all  
22 there is.

23 MR. CHAGARIS: That's what his  
24 testimony was.

25 MR. BASRALIAN: He said it's all one

1 building.

2 Q Again, I guess you don't have your  
3 figures as to the area that encompasses the red  
4 line on your Exhibit A-18, and that is new  
5 construction.

6 A No, the red line, as I've testified,  
7 depicts the final footprint of the building after  
8 phase II. So, we know that that, again, in the  
9 aggregate, is the 211,553 square feet. So, when  
10 you look at my Exhibit A-18, what is bounded  
11 within the red line is the aggregate. I'm sorry,  
12 the 208,337 square feet at the end of phase II.

13 MR. SEGRETO: No further questions.

14 CHAIR LIGNOS: Any other member of  
15 the public with a question of this witness? I see  
16 and hear none, and, therefore, I close this  
17 portion of the meeting to the public.

18 Now, Mr. Basralian, we had left off  
19 with your landscape architect.

20 MR. BASRALIAN: Yes, we had finished  
21 direct and questions from the board.

22 Cross-examination was still open by Mr. Segreto,  
23 or anyone else in the public.

24 CHAIR LIGNOS: Correct.

25 MR. BASRALIAN: He will be here next

1 Thursday night, along with our traffic engineer.

2 CHAIR LIGNOS: Okay. Would that be  
3 the time to have our traffic --

4 MR. DENICOLA: Yes.

5 CHAIR LIGNOS: -- as well.

6 MR. BASRALIAN: And I had so  
7 notified Mr. DeNicola.

8 CHAIR LIGNOS: Okay. So, what we  
9 will do next Thursday, we'll begin with your  
10 landscape architect --

11 MR. BASRALIAN: Mr. Hamilton.

12 CHAIR LIGNOS: -- finish with  
13 Mr. Hamilton. Finish cross-examination, and then  
14 we will begin your next witness, which would be  
15 traffic.

16 MR. BASRALIAN: That's correct.

17 CHAIR LIGNOS: Okay. Any other  
18 business before the board? If not, chair will  
19 entertain --

20 MR. BASRALIAN: Well, would you just  
21 please announce that the meeting will take place  
22 eight o'clock next Thursday night.

23 CHAIR LIGNOS: Yes. Yes. This  
24 hearing will continue at our next special meeting,  
25 which will be next Thursday at 8:00 p.m. in this

1 same chambers.

2 Chair will entertain that motion  
3 from Mr. DiDio. Seconded by Mr. Baboo.

4 All in favor to adjourn. Aye. I  
5 see no objection. And, therefore, this meeting is  
6 adjourned at 9:11.

7 (Meeting adjourned.)

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C E R T I F I C A T E

I, GINA MARIE VERDEROSA-LAMM, a Certified Shorthand Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the deposition of said witness(es) who were first duly sworn by me, on the date and place hereinbefore set forth.

I FURTHER CERTIFY that I am neither attorney, nor counsel for, nor related to or employed by, any of the parties to the action in which this deposition was taken, and further that I am not a relative or employee of any attorney or counsel employed in this action, nor am I financially interested in this case.

\_\_\_\_\_  
GINA MARIE VERDEROSA-LAMM, C.S.R.  
LICENSE NO. XI2043

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