

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Minutes of Work Session Meeting**  
Wednesday,  
February 3<sup>rd</sup>, 2016  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
February 3rd, 2016

Dr. Maddaloni, Chairman called the Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, February 3<sup>rd</sup>, 2016 in the Council Chambers of the Borough Hall to order at 8:03PM. 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.

Mr. Chagaris swore in Mr. Montroy to continue to serve as a member of the Planning Board.

The following Planning Board members and professional persons were present at the meeting:

Mayor Glidden

Dr. Maddaloni-(Chair)

Mr. Pialtos – (Vice-Chair)

Ms. Heymann

Mr. Montroy

Ms. Brewster

Mr. Freyre

Dr. Goldberg

Mr. Iafrate

Ms. Batool- (8:10PM)

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:

Councilwoman Amitai

Dr. Maddaloni read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. Ms. Heymann spoke of correspondence regarding sale of the former Congregational Church; speaking specifically of the Church being Historic designation.

Mr. Chagaris spoke of documents Ms. Mitchell included in folders; which should be included in members copies of land use & zoning chapters of code (handed out at a previous time.)

Ms. Mitchell asked about the correspondence regarding 15 William Street. Mr. Chagaris responded stating that a revised resolution will be available for next meeting. Mr. Goldberg spoke of correspondence received from the Zoning Board of Adjustment; also requesting a professional attends next Work Session meeting regarding mentioned. Mr. Chagaris responded speaking of the purpose of report. Dr. Maddaloni commented on same. Mr. Chagaris suggested the Master Plan Subcommittee meet regarding this issue. Mayor Glidden stated that the planner can meet with Dr. Goldberg. Ms. Heymann also spoke of report

submitted by ZBA & that the Council is the original recipient of the report & further comments should probable made to the Council.

Motion was made by Ms. Heymann and seconded by Dr. Maddaloni to approve minutes of 01-06-16. Dr. Goldberg spoke of corrections to be made mentioning items that should be included in minutes pertaining to the Heidenberg Plaza application; specifically the handicap parking issues & Mr. Heidenberg's respond to Dr. Goldberg's questions. Ms. Mitchell commented on minutes. Dr. Maddaloni stated that he recalled that Mr. Heidenberg had responded to Dr. Goldberg's questions; & also stated that he believed that the minutes were sufficient. Dr. Goldberg continued to discuss. Ms. Mitchell responded to Dr. Goldberg's comments. Mr. Chagaris spoke of procedure of minutes; also stating that minutes are a summary of meetings & not a transcript. All present were in favor of approval with the exception of Dr. Goldberg who voted against & Mr. Montroy who abstained.

### Item # 1

Concept Review: Block 1607, Lot 1: 19 Ver Valen Street-(Closter Plaza):

Mr. Basralian stated that the intention was for the Board to receive an update of the project from the project manager. Mr. Chagaris confirmed the definition/purpose of a concept review. Mr. Basralian stated that this is technically not a concept review. Mr. Germakian spoke of the Closter Plaza project speaking of construction update. He also complimented the Building Department staff & the Borough Engineer for their hard work and everything they've done to assist this project along. Mr. Gemakian spoke of leases/tenancy, etc, Dr. Maddaloni asked for clarification regarding the Dollar Tree lease; stating that he believed that the K-mart building would be the final lease as per previous application testimony. Mr. Basralian responded. Mr. Gemakian commented on same stating that Dollar Tree's lease expires in January 2017. Mr. Paltos asked if there was a tenant in mind for mentioned spot. Mr. Freyre asked if store would be subdivided. Mr. Gemakian responded to both questions stating that nothing has been finalized at this point. Dr. Maddaloni asked about façade improvements. Mr. Basralian responded speaking of working around existing tenants. Mr. Gemakian continued to speak of project & new tenancy. He also spoke of the movie theater vacancy. Mr. Germakian spoke of the construction process phase, & expectation regarding continued construction, also stating that PNC bank will continue to operate as usual. Mr. Freyre asked if tenant has been decided on at Rudy's temporary location. Mr. Gemakian responded. Mr. Paltos asked for confirmation regarding number of new eateries. Mr. Germakian responded stating there are 3 at this point & that 1 more is targeted. Dr. Maddaloni asked if the theater would remain & if it would operate as a dine-in movie theater. Mr. Germakian responded speaking of the opportunities to enhance theatre space & that this will not change footprint of space & that the existing space will be used along with 2 existing retail spaces for theatre entrance. He also stated that the new concept will have fewer seats and that an expanded food program would be offered. Dr. Goldberg asked about improvements to exterior plaza area (movie theater section). Mr. Germakian responded. Mr. McKenney (of Edens) commented on same, speaking of the designed plaza area. Mr. Paltos asked estimated date of project completeness. Mr. Germakian responded stating that overall site work should be complete by September & that Whole Foods should be opening by November. Mr. DeNicola asked for confirmation regarding parking spaces. Mr. Basralian responded speaking of the reduced parking demand (pertaining to the movie theatre). Ms. Brewster asked about # of separate movie theatres. Mr. Germ-

akian responded speaking of 5 auditoriums. Mr. McKenney spoke of same. Ms. Heymann asked about landscaping. Mr. McKenney responded. Ms. Heymann asked how ribbon cutting would be handled. Mr. Germakian responded. Mr. Fryre asked about the Harmons store. Mr. Basralian responded stating that Harmons will be staying & will have a new façade. Mr. Montroy spoke of weekly meetings that take place with Edens & that representatives were very pleasurable to work with. Mayor Glidden concurred with Mr. Montroy's comments. Mr. Basralian stated that things are going according to plan. Ms. Heymann asked about the appearance of Homans Avenue. Mr. McKenney & Mr. Basralian responded. Ms. Brewster asked for clarification regarding traffic turning out of the Plaza (pertaining to the Homans Avenue side). Mr. McKenney responded.

Item # 2

Block 2202, Lot 6  
136 Alpine Drive  
Application # P2016-01

Applicant: DiDio  
Attorney: Mr. Kleiner

Mr. Montroy & Ms. Heymann recused themselves from this application; however Mr. Montroy stated he would like to speak about application. Mr. Chagaris responded to Mr. Montroy's request. Mr. Montroy clarified he wanted to speak of the history of this application. Mr. Montroy proceeded to do so, speaking of a complaint that was submitted regarding fence & that he did not believe that the applicant had any knowledge of the as-built fence being an issue. Mr. Kleiner spoke of (as-built) fence application. Mr. DeNicola spoke briefly of application. Motion was made by Mayor Glidden & seconded by Mr. Pialtos to deem application complete. All present were in favor of completeness.

3- Liaison's Report(s) – Mayor Glidden updated the Board on the COAH status. He stated that there were no objections to the plan that was filed with the court. Mr. Pialtos asked about # of units submitted. Mayor Glidden responded stating he would supply Mr. Pialtos with a copy of the report. Mayor Glidden spoke of certain units qualified for COAH status stating that the town did not receive credit for Spectrum I. Mr. Pialtos asked why credit wasn't received. Mayor Glidden responded speaking of nature of residency. Mr. Freyre asked if submitted count included new construction. Mayor Glidden responded stated that is not known at this point & continued to speak of COAH obligation.

2-Open Meeting to the Public- No Comments

3- Old Business:

Pending Resolution- Application # P-2015-12; Block 1314, Lot 2; 248 Closter Dock Road:  
Mr. Chagais stated that the resolution will be prepared & submitted by the next Board Meeting.

Motion was made by Ms. Heymann & seconded by Mayor Glidden to go into executive session. All present were in favor. Time was 9:10PM.

Meeting re-opened at 9:56 PM.

Motion was made by Mayor Glidden & seconded by Ms. Heymann to adjourn meeting. Meeting was adjourned at 9:56PM.