Mr. Lignos, Chairman called the Work Session/ Special Meeting of the Planning Board of the Borough of Closter, New Jersey held on Wednesday, August 7th, 2013 in the Council Chambers of the Borough Hall to order at 8:00 PM. 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, Chair
Dr. Maddaloni, Vice-Chair-8:04 PM
Mr. DiDio
Mr. Sinowitz-8:05 PM
Ms. Isacoff
Mr. Pialtos
Ms. Stella- (alt # 1)
Mr. Nycfenget- (alt # 2)
Mr. Chagaris, Board Attorney
Mr. DeNicola, Board Engineer
Rose Mitchell, Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:
Mr. Baboo

Mr. Lignos read the correspondence list and asked if any members had any comments. Ms. Stella spoke of correspondence from HPC regarding Plaza sign.

Motion was made by Mr. DiDio & seconded by Ms. Stella to approve minutes of 05-30-13. All present were in favor of approval. Motion was made by Mr. DiDio & seconded by Ms. Stella to approve minutes of 06-05-13. All present were in favor of approval with the exception of Councilwoman Amitai who abstained. Motion was made by Mayor Heymann & seconded by Mr. DiDio to approve minutes of 06-27-13. All present were in favor of approval with the exception of Councilwoman Amatai who abstained. Ms. Stella & Mr. Sinowitz did not vote. Motion was made by Mayor Heymann & seconded by Mr. Pialtos to approve minutes of 07-11-13. All present were in favor with the exception of Councilwoman Amitai & Ms. Isacoff who abstained. Mr. Sinowitz did not vote.

Liaison’s Reports- No Comments at this time.

Open Meeting to the Public- No Comments at this time.
Special Meeting Portion

Item # 1

Block 1607 Lot 1 (BL 1310/ L 2)  
19 Ver Valen Street (7 Campbell Ave.)  
Application # P-2013-03

Applicant: Closter Marketplace (EBA), LLC
Centennial AME Zion Church

Attorney: Mr. Basralian

*Refer to attached transcript.

Motion was made by Dr. Maddaloni & seconded by Ms. Isacoff to adjourn meeting. Meeting was adjourned at 11:06PM.
IN THE MATTER OF

The Application of:

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

BOROUGH OF CLOSTER MUNICIPAL BUILDING
188 Closter Dock Road
Closter, New Jersey
August 7, 2013
8:00 p.m., Volume IV

BEFORE:

PLANNING BOARD
JOHN LIGNOS, CHAIRMAN
SOPHIE HEYMANN, MAYOR
VICTORIA RUTI AMITAI, COUNCILWOMAN
MARK MADDALONI, BOARD MEMBER (8:04)
IRENE STELLA, BOARD MEMBER
LEONARD SINOWITZ, BOARD MEMBER (8:05)
ROBERT DI DIO, BOARD MEMBER
ADRIENNE ISACOFF, BOARD MEMBER
DEAN PIALTOS, BOARD MEMBER
PAUL NYFENGER, BOARD MEMBER
ARTHUR CHAGARIS, ESQ., BOARD ATTORNEY
NICK DENICOLA, P.E., BOARD ENGINEER
ROSE MITCHELL, BOARD SECRETARY

APPEARANCES:
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, ESQ.
GINA M. LAMM, CSR/RPR, Court Reporter
Job No. NJ1704623
CHAIR LIGNOS: Go right into the special meeting portion this evening. Item No. 1, block 1607, lot 1, also known as block 1310, lot 2, 19 Vervalen Street, also known as 7 Campbell Avenue. Application P-2013-03. The applicant, Closter Marketplace, LLC., and Centennial AME Zion Church. Mr. Basralian is the attorney.

This is a subdivision site plan and soil movement application, which was received back on the 16th of May. Deemed perfected, with mentioned stipulations, on June the 5th, 2013's work session meeting. The application was continued and received final perfection at the June 27th, 2013, regular monthly meeting. A special meeting regarding this application took place on July the 11th and the 18th of 2013. The application is here to be continued this evening at this special meeting portion of our meeting this evening.

Mr. Basralian, welcome once again.

MR. BASRALIAN: Good evening. Good evening, Mr. Chairman, members of the board. I would like to recall Conrad Roncati, who was sworn on the meeting of July the 18th, to continue his testimony and questioning period by the board and
the public.

   Mr. Roncati.

MR. CHAGARIS:  Mr. Roncati, you're still under oath.

MR. RONCATI:  Yes, sir.

MR. BASRALIAN:  Mr. Roncati, at the end of the meeting of July 18th, 2013, there were questions by the board regarding a couple additional -- additional elevations, and a add/subtract diagram as to the difference in the footprint between the existing, and what is proposed by the applicant. I have those marked and I have an exhibit list, which conforms with what you requested the last hearing. I'll pass those on to you. All the exhibits are -- well, okay, hold on a second. I'll make it easy.

MR. RONCATI:  I got it.

MR. CHAGARIS:  I would call the bailiff but we don't have a bailiff.

MR. BASRALIAN:  Okay. We're starting with Exhibits A-1 and A-2, were the power point CD presentation. And the hard copy was Exhibit A-2. And, so, we're starting with Exhibit A-3. Mr. Roncati, would you go through the -- pardon me, the additional exhibits that were
prepared and submitted to the board ten days prior
to this hearing. If you're going to start with
your power point, let's start -- this is a revised
power point to include these revisions. But I
will mark that as Exhibit A-8. And I have a hard
copy, which is going to be marked as Exhibit 9,
okay.

MS. AMITAI: Excuse me just a
moment. I'm so sorry. Is this what you're
looking at now? This is what I have.

MR. RONCATI: That looks like the
bullet point that we prepared for the last
meeting.

MS. AMITAI: Is that what you're
going to be referring -- do I look at this now or
do I look at something --

MR. BASRALIAN: There are some
additional exhibits, Councilwoman, of which were
requested. So, those are in the new power point.
We have a new presentation for you with the
additional plans. I have ten copies for the
board, which shows the additional exhibits.
Everything that we're showing here, is the same,
except for where there have been additional
exhibits and one changed one.
MS. STELLA: So we can toss this.

MR. BASRALIAN: No, no, not at all.

Not at all. I have -- okay. Let me mark this.

This contains the additional exhibits which --

which will be referenced in the CD, and I will add

this as an exhibit as soon as Mr. Roncati

finishes.

CHAIR LIGNOS: So, those will all

accompany --

MR. BASRALIAN: Yes, they will

supplement them, yes.

CHAIR LIGNOS: Thank you.

MR. BASRALIAN: Mr. Roncati, please.

MR. RONCATI: Yes, good evening

everyone. We had been asked, by the board, at the

last hearing to create elevations of the east wall

of building C, which was the building that had

contained the restaurant area. This is the side

of the building that faces east, and faces Closter

Commons. We didn't have that elevation drawn. It

was considered the back of the building. But we

did present a rendering of a courtyard, that was

being used by a potential restaurant tenant in

that area, and the board, rightfully, asked what

that elevation might look like. And the board
asked what that elevation might look like, both
the facade of the building, and then how it would
present itself if we were on the Closter Commons
property looking at that elevation. And the
reason for that, was, we had proposed a fence or a
screen. And I think it was a reasonable question,
what does it look like if I'm in the courtyard,
and then what would it look like if I was standing
at Closter Commons looking back at the building.

So, what we have done --

CHAIR LIGNOS: Could we -- would you
get the lights, if you don't mind. Thank you.
Maybe leave the one row in the back. I would just
start -- start doing all of them and we'll figure
out which ones, please. That's fine.

MR. DENICOLA: That's good. That's
it.

MR. RONCATI: So, this is sheet
A-203, which was dated July 24th, 2013. We
submitted it on the 25th of July, to the board.
And, again, in response to the question, this was
a sheet that we had, we added the two elevations
that I was just referring to. So, if you look
inside this box here, this was the revision to
this drawing. This was revision No. 1. We have
the elevation of the building here. So, this is the east wall of the elevation, as if we're in that courtyard that's immediately adjacent to it. And then below that we have the same elevation, but with a fence that is being proposed. And that fence would have struck the bottom portion of that building if we were on the Closter Commons property looking back at the Closter Plaza.

THE WITNESS: That's referenced on the exhibit list as Exhibit A-3.

MR. MADDALONI: How high is that fence?

MR. RONCATI: It's a 6-foot fence.

MR. MADDALONI: Thank you.

MR. RONCATI: Now, we have also generated a color rendering of this. So, I don't want to spend too much time here, because I believe the color rendering, which is coming up in a moment, is a little bit more illustrative of what we're proposing. We were also asked to prepare what we are referring to as an add/subtract plan. This is slide 67, which is the second slide that was added to the presentation.

MR. BASRALIAN: And this is known as Exhibit A-5 on the exhibit list.
MR. RONCATI: It's noted as Exhibit A-5. What we were asked, by the board, at the last meeting, was, to prepare a drawing that would graphically depict where we were adding to the footprints of existing buildings, and where we were subtracting or taking away. At the last presentation you heard me talking a lot about adding space. You heard me talk about subtracting space, or taking space away, to either create outdoor plazas, or other areas that we were trying to promote within the -- within the site.

In this particular example we're using a solid hatch pattern for the add areas, which you can see behind retail F, which is the K-mart building, in and around the proposed Whole Foods location, at the front of the retail B, and then on retail building D over by the theater there are two areas of addition.

By way of subtraction, what are we taking away: While we're taking away the east side of retail B, it's a very small sliver of the building, that is to accommodate the new parking area that's on this side of the building between us and the Burger King property. We're also adding, at the end of building D, in front of
building D, and then of course we're -- we're adding in the front, but the -- where the jewelry building now will be -- also be subtracted. There's a subtraction on the east side of the building in the area that we were just referring to for that restaurant/courtyard that we're trying to promote. We're subtracting here, where Harmon and Tiger Schulman is right now. And that is to create that larger plaza area that we spoke about at the last meeting. And, of course, the largest subtraction of all, is to phase II, where we're pushing back what is now the K-mart building, one structural bay, and you can see all of that area that will be reduced. So, this I think was a good diagram in terms of describing exactly how the existing footprint, which is in white, is being added to or subtracted. So, we all have an understanding of where the buildings are being enlarged or reduced in size.

MR. MADDALONI: So, what will be the net gain or loss in square footage?

MR. RONCATI: The aggregate net, I don't have a total of what we're subtracting, versus a total of what we're adding, but I could get back to you later in the meeting if you'd like.
to know --

MR. BASRALIAN: If I could answer
the question, the engineer will go through that.
We're subtracting 11,000 square feet from K-mart.
The present center is 211,000 square feet. At the
end of phase II it will be 208,000 square feet.

MR. MADDALONI: Okay. I'm just
looking at the solid versus the hatched and trying
to figure out which is more prevalent.

MR. RONCATI: If there's more gain
or loss, I could actually calculate that for you
and get back to you on that.

CHAIR LIGNOS: Mr. Roncati, just
because we happen to be at this point, and
Dr. Maddaloni has asked this question: On your
testimony last time, you actually testified that
the existing was 211,000 square feet. You also
tested that the new will actually be a
reduction at 207,000 square feet. This is what I
just -- my notes from your testimony. And, also
that you would have 100 new parking spaces. So, I
am assuming, whether you know or not know what the
actual subtraction is, and not know, and know what
the actual addition is, at the end of the day, the
total plaza would be 4,000 square feet than it is
today.

    MR. RONCATI:  Less.

    CHAIR LIGNOS:  Would be 4,000 square feet less than it is today.

    MR. RONCATI:  That is correct.

    CHAIR LIGNOS:  Okay.  Now, because I need to put this on the record, the present 211,000 square feet of mall encompasses that whole 23,000 -- 23 1/2 thousand square feet of whatever of site, of which you have now carved out a portion.  Okay.  So, if -- obviously, you don't know what size footprint would go into -- into that carve out, correct?  You don't know the building --

    MR. RONCATI:  I'm sorry, I think I lost you.

    MR. BASRALIAN:  I think I, in the opening statement, I said that that 23,000 square foot parcel is being subdivided out, and there are no current plans for a structure on that site.

    CHAIR LIGNOS:  Correct.  I just want to understand, though, if you were -- if you were to maximize that lot, in other words, if you were to put a structure on that lot, without requiring variances, what would be the square footage that
would be allowed on that?

    MR. BASRALIAN: I think the engineer can answer that better than -- better than this witness. I believe, though, it's a maximum of 6,000 square feet.

    CHAIR LIGNOS: Okay. So, we'll have the engineer --

    MR. BASRALIAN: Yes, right.

    CHAIR LIGNOS: -- we'll ask that.

But if it's 6,000 square feet there's a potential that this -- the center is 2,000 square feet more at the end of the day than it is today.

    MR. BASRALIAN: Yes, if it were integrated into the center.

    CHAIR LIGNOS: Right. Okay.

    MR. RONCATI: Also, Mr. Chairman, if I may, I have notes. I said I could probably estimate this. There is approximately 17,000 square feet of space being deducted from existing footprint. And approximately 15,000 square feet going back, added.

    MS. AMITAI: What was that number?

    MR. RONCATI: 17,000 is being reduced, and 15,000 square feet is being added.

    CHAIR LIGNOS: Now, only because the
world considers us to be very good mathematicians --

MR. MADDALONI: 2000 square feet --

MR. DENICOLA: Just for the board's edification, this is all on sheet 2 of the engineering plans.

CHAIR LIGNOS: Right. Right, but because the world thinks of architects as being good mathematicians, that turns out to be a swath of 2,000 square feet. Where your opening testimony was that there was a difference of 4,000 square feet.

MR. RONCATI: I may have missed a number then.

CHAIR LIGNOS: Okay.

MR. RONCATI: I shouldn't have tried to do it on the fly. But I could do it accurately.

CHAIR LIGNOS: So, I'd rather you do it when you --

MR. RONCATI: The site engineer was the one that calculated it.

MR. BASRALIAN: He'll do the calculations. It goes from 211, at the end of phase II it will be 207,000 square feet and
change. So, it's more than 2,000, you're correct, Doctor. But Mr. Thomas will address it specifically, since it's on sheet 2 of the site plan.

CHAIR LIGNOS: Mr. Roncati, since again, since you're on this portion, and I just want to, again, clarify for the record, to see if I understand what I heard you saying: That in no place do you have to demolish, anymore than 50 percent of any of these structures, in order to put on your additions, am I correct? Is that what you're showing us there, right?

MR. RONCATI: Yeah. This document is depicting what is being added to the footprints, and what is being subtracted to the footprints, to get the ultimate proposed footprint of the center that we're proposing.

CHAIR LIGNOS: Right. But in order for you to get -- to put on the additional, in no way are you demolishing any more than 50 -- no more, 50 percent or more, you are not demolishing 50 percent of more of any of the individual structures, nor the aggregate, in order to add that addition?

MR. RONCATI: That's not being
contemplated at this time.

CHAIR LIGNOS: So, you are not doing that? There will not be anymore than --

MR. BASRALIAN: I don't think that's accurate. I'm sorry, Mr. DeNicola.

MR. DENICOLA: If you look at the engineering plan, sheet 4, it actually shows what portions of the building will be demolished. If you add up to scale it's more than 50 percent of the building, I think, in certain cases. But, again, I think the engineer can testify --

MR. BASRALIAN: Yeah, the engineer will testify. Primarily --

CHAIR LIGNOS: Wait a minute. Hold on. Hold on. This is an architectural question.

MR. DENICOLA: But I'm saying that's where it's shown, Mr. Chairman.

CHAIR LIGNOS: I respect that. I respect that. But it's an architectural question. It's a building at the end of the day. And it sits on a site. And I respect that the site engineer could talk about it. I am looking, graphically, at hatched, solid and --

MR. RONCATI: White.

CHAIR LIGNOS: -- and white. Okay.
Are -- are you saying that in any of those pods, any of those buildings, you have to demolish 50 percent or more of that building in order to put on your addition?

MR. RONCATI: Yes.

CHAIR LIGNOS: You are?

MR. RONCATI: In fact, as an example, retail building A, which is the Whole Foods, this entire structure will come down. The existing retail building A, depicted here in the white, will come down to recreate the new Whole Foods building.

MR. BASRALIAN: But in the aggregate, Mr. Chairman, that's going to be one building. So, it is less than 50 percent of the total of that building. That structure is a --

CHAIR LIGNOS: That's a continuous structure with what is next to it.

MR. BASRALIAN: Correct. But it's all part of the same building.

CHAIR LIGNOS: That -- that -- okay. That's why I'm trying to get a clarification, for the record, that the Whole Foods is, even if you took down that portion of Whole Foods, is it not, and, again, I'm just trying to get that answer
from the architect, is it not less than 50 percent
of that whole pod?

MR. BASRALIAN: That one I believe
that answer is correct. It's less than 50 percent
of the whole pod.

MR. CHAGARIS: What do you define as
the pod?

MR. BASRALIAN: Well, it would be
the entire building. It would be from --

MR. CHAGARIS: What do you mean by
entire building?

CHAIR LIGNOS: Yeah, can you put
that on the record.

MR. BASRALIAN: So, right now, as
you -- as you well know, that the K-mart and the
existing structures to the east are two separate
buildings. The amount of the building -- it's --
the -- I'm sorry, the current supermarket is
coming down. In its place will be Whole Foods,
and that will be one building. And in the
aggregate that's less than 50 percent of the
total.

CHAIR LIGNOS: Right. So, if I
understand --

MS. AMITAI: Less than 50 percent?
I didn't hear the last word.

MR. BASRALIAN: Less than 50 percent of the total of that building.

CHAIR LIGNOS: If I understand, Mr. Roncati, building A and B, are right now really one structure.

MR. RONCATI: That's correct.

CHAIR LIGNOS: Okay. So, let's call it, for the time being, structure AB.

MR. RONCATI: No problem.

CHAIR LIGNOS: When you remove part A of structure AB, you will have removed less than half of AB?

MR. RONCATI: That is correct.

MR. DENICOLA: Existing AB.

CHAIR LIGNOS: Existing AB.

MR. RONCATI: Yes, existing AB.

MR. DENICOLA: Because on the engineering plan it shows more than that in my opinion. You're saying only a portion of the building on the east end of building B is being removed. The engineering plan seems to show the last -- stores 11, 12 -- well, 9 through 14 are actually being removed. And I'm -- I need a clarification. I wasn't sure.
MR. BASRALIAN: Mr. Thomas will --

let Mr. Thomas --

MR. CHAGARIS: I think this is --
you're really getting into specific numbers that
are beyond the scope of what the architect is
testifying --

MR. BASRALIAN: It's really an
engineering issue.

MR. CHAGARIS: -- I think it's
really going to be an engineering issue.

CHAIR LIGNOS: I respectfully have
to disagree with our own Counsel. It's an
architect's responsibility to know the size of his
building. As a matter of fact, he's nodding yes.
So, what I'd like to, and it doesn't have to be
done here, but I would like to put, for the
record, exactly, and it doesn't have to be
pictorially, it could be literally listed, the
square footage removed, and not just the
aggregate, but if you think you're going to remove
all of the existing structure A, which is part of
the overall structure AB, what is that square
footage, and does it represent 50 percent or less
than the whole building.

MR. CHAGARIS: Actually, if I could
ask, to make a different clarification, if it's acceptable, Mr. Chairman, is we're really talking about linear.

CHAIR LIGNOS: No. No.

MR. CHAGARIS: Well, because -- when you squa -- when you're -- you're talking about the outside exterior walls.

CHAIR LIGNOS: Yeah, he's going to -- no, no, no, no, no.

MR. CHAGARIS: Are you taking down the exterior walls?

CHAIR LIGNOS: Yes. Yes. And the building.

MR. CHAGARIS: So, is it the linear feet that's more than 50 percent? The square foot, you're not taking down any part of the inside --

MR. DENICOLA: Yes, he is.

CHAIR LIGNOS: Yes. Yes, he is. He is taking down this building. So, that's why, for the record, and we don't have to keep going here, but, for the record, I'd like to put that at the next meeting, the calculations for each one of the pods, each one of the individual units, how much is being taken away, how much is being put back,
in the aggregate. Not just -- I'm sorry, not just
the difference between the subtraction --

    MR. RONCATI: Today and tomorrow.

    CHAIR LIGNOS: Exactly. But how
much of the anticipated --

    MR. RONCATI: How far back do we
need to go to get to the pod.

    CHAIR LIGNOS: Correct. Correct.

    MR. RONCATI: And then express it in
percentage terms.

    CHAIR LIGNOS: Correct.

    MR. BASRALIAN: If it isn't ready
for tomorrow, which is our next hearing, we'll
have it at the following hearing. Subsequent
hearing.

    CHAIR LIGNOS: No, no, no, that's
fine.

    MR. BASRALIAN: Yeah, okay, let's
move on to what the other things are. We
understand what you're asking now.

    CHAIR LIGNOS: So, you can continue.

Thank you.

    MR. RONCATI: The next slide is 68,
it's title. It was an 8/7/13 -- oh, I'm sorry, I
have this out of sequence. Is that slide 69,
Mark? 68. Slide 68, again, as I had mentioned, we were developing, not only the 2-D black and white elevation drawings to conform to the submission requirements of the borough, but we also generated the color elevations. So, again, this is the east elevation of what we're hoping to be the restaurant space, at the end -- east end of building C. The top elevation is what you would see from inside the courtyard. We have a brick -- proposed brick material. There's a small shaded canopy over the windows to provide a little bit of shade to the glazing. There are two large openings of glazing in this scenario. And then you'll see that there were three trees that are located in that plaza. And then there is landscape on the ground. And then wall mounted landscaping, which is similar to the images that we presented at the last hearing.

MR. BASRALIAN: All right, this slide 68 is represented by Exhibit A-7 on the exhibit list.

MR. RONCATI: And then at the bottom we have repeated the plan that we had provided, which is the landscape plan of that area. So, on this landscape plan, east is to the bottom. These
are the three trees. This area here would be Closter Commons property versus Closter Plaza. And this dark black line is the edge of the building. So, as we had shown in the renderings, we're trying to promote an outdoor seating area that's fully encased by landscape, and this board-on-board fence, so that it becomes a secluded private intimate dining area.

CHAIR LIGNOS: Mr. Roncati, just, again, as a matter of understanding, your shadow is the shadow that you anticipate from the canopy?

MR. RONCATI: The shadow is the shadow that's coming off the building itself. So, if you will recall, building C has a -- has a shape that comes here, goes straight, and then goes back down towards Vervalen, and back down towards the theater space. So, this shadow line is actually the shadow from this portion of building C. And this shadow is the shadow, as if the sun was to the west and casting a small shadow on the actual courtyard itself.

MR. MADDALONI: Just help me with one thing. The 6 foot fence you mentioned earlier --

MR. RONCATI: It's right here. And
then turns the corner. So, it's here and here.
Right along this edge. Right along here. Right
near the property line.

MR. MADDALONI: But I don't see it.

MR. RONCATI: Well, as I said, I did
two renderings; one inside the fence, as if we
took the fence away and looked at it. The next
slide, if you will --

MR. BASRALIAN: Why don't you go to
Exhibit A-7, which would show the fence, and
perhaps that would help the board. The next
exhibit that you have.

MR. RONCATI: This is the next
exhibit. This is slide 69. And slide 69 now
shows the fence in place. So, if we can jump back
to 68, without the fence, which is the view inside
the courtyard, but in reality, if you're on
Closter Commons, you're going to see slide 69, the
fence.

MR. MADDALONI: I like the other
view better.

MR. RONCATI: We're proposing this
board-on-board fence with ivy on it. And, again,
it's the same --

MS. AMITAI: Is that natural? A
MR. RONCATI: It's a natural plant, yes.

MS. AMITAI: A Plant. And would you say that building is 25 feet high?

MR. RONCATI: This building, as drawn, it's probably close to 25 feet, yes.

MS. AMITAI: And is that before or after the -- the shield that houses -- that shields the air conditioning?

MR. DENICOLA: That's before.

MR. CHAGARIS: That's before the screening.

MS. AMITAI: That's before the screening?

MR. RONCATI: The screening is not shown in this rendering because it's actually set back from this facade and this elevation. If we go back to the other -- the other slides, I can show exactly where we're proposing to put that mechanical, but if you recall, that mechanical had -- we had proposed a metal horizontal screening in front of those units.

MR. MADDALONI: And --

CHAIR LIGNOS: Dr. Maddaloni, do you
have a question?

MR. MADDALONI: What's the purpose of the fence again?

MR. RONCATI: The fence -- the idea is that we're trying to promote a restaurant that would have an outdoor area for dining that would feel private, feel intimate, and feel enclosed. And not a space where, as you were dining, you were looking at the back of Closter Commons and their dumpsters, their parking, their cars that face head-in. So, if you're dining, and a car pulls into a parking space their headlights are going to be right in your face.

MR. MADDALONI: Okay. Thank you for clarifying.

MS. AMITAI: So then from a safety point of view, would there be something that would prevent those cars from coming into the public space? You know, like cement or -- cement planters.

MR. RONCATI: I don't know what Closter Commons has done to conform to code in that regard. So -- I know they have a curb. I don't know if they have wheel stops.

MS. AMITAI: So but the point, they
do have greenery on the side of the fence facing Closter Commons?

MR. RONCATI: Yes. And we have room to do that. We didn't push the fence immediately to the property line.

MR. DIDIO: Excuse me. What's the distance between the fence and the property line?

MR. RONCATI: I'd have to refer to the site plan. I can get you that answer in a moment, Mr. Didio.

MR. DIDIO: Okay.

CHAIR LIGNOS: Well, it would suffice to say, it has to meet code so --

MR. RONCATI: My associate is here. I'll try to have him look that up. It's about a foot off the property line, I'm being advised.

MR. DIDIO: Thank you.

MR. RONCATI: The last exhibit that we have tonight, was actually a typo that we're correcting.

MR. BASRALIAN: Now, he's referring to Exhibit A-3 on the August 7th, 2013, exhibit list.

MR. RONCATI: The average grade plain that was listed for buildings D and E, was
modified. We had used an incorrect number of
39.61 datum. And the average grade paying
existing, which was lower, was actually the number
we were supposed to be using, it was a typo, at
39.11. So, it was exactly .5 or 6 inches higher
in our original drawing. And we've corrected that
on this -- on this particular document. The
height of the building doesn't change because we
were limiting our height to no more than 27 feet,
5 inches from that average grade plain. It's just
that our reference, numerically, was incorrect.
So, we've made that correction. It's on this
sheet. And it was in the submission that we're
making to the board tonight. So, just a small
clerical change.

MR. BASRALIAN: Okay. If that
concludes the testimony with respect to the
exhibits that were requested at the last meeting
on -- in -- on July 18th, as well as the
correction on sheet A-203.

CHAIR LIGNOS: Mayor, leave those
off. Mayor, mayor, could you leave them off for a
little while, please. Because I'd like to use --
I'd like to use the drawings that are there for
any questions that the board may have, as opposed
to all of us opening up.

MR. BASRALIAN: Okay. I was just --

let me just reiterate for the reporter, who didn't

get it all, is that, what -- that concludes

Mr. Roncati's testimony for the exhibits that were

requested at the last hearing, on July 18th, plus

his testimony regarding sheet A-203, which is now

Exhibit A-3, to correct the height, which was a

typographical error on the original submission.

The elevation itself doesn't change. The height

is actually no different. It was just the

wrong -- the wrong height was put on the plans.

So, with that, his testimony, direct testimony, at

this point is concluded, and it's open for

questions from the board obviously.

CHAIR LIGNOS: Okay. I think the

best way to handle the questions from the board

would be to use your slides that represent the

drawings that you submitted.

MR. RONCATI: Okay. We can do that.

MR. CHAGARIS: This way we're all

looking at the same thing, including members of

the public. If you don't mind going to -- to

your -- let's begin, not necessarily with

renderings, but with actual architecturals.
MR. RONCATI: Okay.

CHAIR LIGNOS: Let's just make sure that we -- okay.

MR. BASRALIAN: Just before you start, if I may, Mr. Chairman, here are the additional exhibits that were in the CD and I have both marked the CD as Exhibit A-8, which comports with the list, and I have one marked copy, and additional copies for the board, showing Exhibit A-9, with today's date, and then it's on the exhibit list. The CD you have is the original, plus the things that are now on the hard copy that I've just presented. I have maintained a duplicate of the same things I've given you.

Mr. Chairman, they're all up here, so if you want to refer to them it's easier to refer to them here, than it is to what you have in front of you. If you're going to go to questions.

MR. CHAGARIS: Yeah, yeah, yeah. Exactly. Okay. Is this your very first -- is the slide that shows the rooftop units your first site plan?

MR. RONCATI: Yes, this is A-101.


Members of the board, I think what we'll do, is,
if you don't mind, just for the sense of being thorough, let's ask questions specifically to drawings. And then we'll move on. If you don't have a question of a drawing, please, I would like to -- I would like to move on, as far as questions from the board. And then once we're finished with our questions, I'm going to open up the meeting to the public so they can ask the witness any questions, and then the public can refer back to the drawings, that they need to refer back to.

Okay. So, in particular we'll go through, if you don't have a question, obviously you wait for the drawings that you may have a question about.

Okay. Any member of the board?

Mr. Roncati, what -- what I want to clarify from your testimony, was that the gray, the shaded areas, were, in deed, the only areas that you believed, at this time, to be the screening required for any rooftop units?

MR. RONCATI: Yes, that is correct.

CHAIR LIGNOS: Okay. Any bulkheads, any -- any roof openings, any penetrations for fans, anything else would be within these screened areas?
MR. RONCATI: Yes.

CHAIR LIGNOS: Okay. Do you see the necessity for access to roofs from internal -- from inside the building? Will you provide for a roof access from the inside of the building?

MR. RONCATI: Yes, most likely there would be interior roof access, which would be a ladder and a hatch, a flush hatch to the roof.

CHAIR LIGNOS: Okay. So, any time you have a roof change you would provide an opening for that particular roof?

MR. RONCATI: If there was a roof opening?

CHAIR LIGNOS: Yes. In other words, if there's a roof change from one portion of the building to another --

MR. RONCATI: Oh, I'm sorry.

CHAIR LIGNOS: -- you would -- you would then provide roof openings in both of those structures?

MR. RONCATI: Yes. I mean if it's less than 4 feet, let's say, we might not need to. But if it's significantly different, yes, we might do that.

CHAIR LIGNOS: Okay. Any member of
the board having a question on this?

    MS. AMITAI: I wonder is it possible
to get this in a little bit of a larger size? Can
anybody read that?

    CHAIR LIGNOS: Well, I'm used to
reading those things, but, yes.

    MR. RONCATI: We submitted them.

    MR. BASRALIAN: Those were all
submitted in the major plans.

    MS. AMITAI: Oh, okay. I just got
them tonight. I'm so sorry. Okay. So, these are
included in here, but I don't find that slide in
here.

    CHAIR LIGNOS: No, because,
councilwoman, this is the supplement to the
presentation. I've asked, kindly, that we go
through the architect's complete list of drawings
so that any member, either of this board, or of
the public, that may have a question in particular
-- a sense -- renderings are really nice, because
they give you a sense of the honest
representation. These drawings are really the
ones that are signed and sealed by the architect,
and they provide a lot of the factual dimensions
and the such. So, if anybody has any questions,
these are the drawings I think we should --

MS. AMITAI: Are those the architectural drawings that Nick referred to in his letter when he asked for architecturals?

MR. DENICOLA: These are the architectural drawings, yes.

MS. AMITAI: These are?

CHAIR LIGNOS: Yeah.

MS. AMITAI: This is? Is that this? Do we have a copy of that in here?

CHAIR LIGNOS: It's between the original set that you got, councilwoman, and this revised set that you have. You would have one -- you would have that in one of those two sets.

MS. AMITAI: Okay.

MR. RONCATI: Full scale.

CHAIR LIGNOS: Right. Well, full -- still at some scale.

MR. RONCATI: Larger scale.

CHAIR LIGNOS: Because full --

MR. RONCATI: Not full scale.

Larger scale.

CHAIR LIGNOS: On this -- on this site plan, Mr. Roncati, would you be so kind as to point out the -- the dumpster areas that you had
in mind, if you could do it like on the screen.

MR. RONCATI: Sure. I have a pointer.

CHAIR LIGNOS: Yes, perfect.

MR. RONCATI: So, this is Homans Avenue at the rear of the site.

CHAIR LIGNOS: Right.

MR. RONCATI: There is one dumpster location here, behind what is now the K-mart building. There are two more dumpster locations here, in the area between the Whole Foods building and the remainder of that retail building. There is a compactor that's located right here at the rear wall of the proposed Whole Foods. There are two other screened enclosures behind this building B, which are here and here. And those are not dumpster locations, but trash sorting and collection areas. There is a dumpster here at the entrance drive on the east side of the property over by the Burger King common property line. There is another dumpster here at this location, which is behind retail building D. And then there is one last location, and that's behind D and the movie theater, in this location here, the existing courtyard, if you will, behind the theater.
building, just to the north of theater building E.

CHAIR LIGNOS: Okay. Would you describe how, architecturally, you plan on enclosing these dumpster locations.

MR. RONCATI: If we look -- we would have to go back to the elevation drawings to do that, because they are depicted there. But they will be enclosed with solid enclosures.

CHAIR LIGNOS: Okay. Now --

MR. RONCATI: And the intent was to screen them from Homans Avenue --

CHAIR LIGNOS: What materials were you looking at for those -- for the screening of those dumpsters?

MR. RONCATI: They're depicted -- they're -- they're --

CHAIR LIGNOS: And, again, just description. We'll go to the drawing. So this way we could discuss it. But what materials -- because I don't want to forget the question when we get to it.

MR. RONCATI: Right. They're masonry and wood until -- and wood screening. So, there was -- there was one that had wood screening and another that had brick.
CHAIR LIGNOS: Okay. Would the materials that you use on the building closest to that dumpster then correspond to the materials you had used for that dumpster or -- or is it just brick and wood, depending on how you selected them?

MR. RONCATI: We are not depicting that it would be wood next to wood. We're proposing, in our current elevations, wood screening with brick or stucco behind it. Depending on where it is on the building. It's not proposed to be the same material at this time.

CHAIR LIGNOS: Okay. The fence that is -- that was actually discussed here this evening, between the commons and that -- the new restaurant.

MR. RONCATI: Yeah, right here.

CHAIR LIGNOS: Well, that material is -- is what?

MR. RONCATI: That was proposed to be a board-on-board wood fence, 6 feet high.

CHAIR LIGNOS: Right. Okay. I'm sorry.

MR. DENICOLA: That's a letter "T" -- "T" on your designation, the board-on-board
fence?

MR. RONCATI: Is what? I'm sorry.

MR. DENICOLA: What is that, you have a notation of the letter "T", is that the letter "T"?

CHAIR LIGNOS: It says "T".

MR. DENICOLA: On your plans. It has letter "T" with the building shown with a square around it on the architectural plans. Is that what you're referring to for the board-on-board fence? Do you see where I'm talking about?

MR. RONCATI: No.

MR. DENICOLA: If you look at the northerly, north easterly egress, the Homans Avenue, from the -- by building B, you'll see "T" with a box around it. Is that what you're talking about, the board-on-board fence is, or what's that "T"?

MR. RONCATI: That comes from the -- the site engineer's drawing. I believe that's telephone connection. Oh, transformer rather.

MR. BASRALIAN: The board-on-board fence he was talking about, was on the easterly side of retail D. Is that what you're talking
about?

MR. RONCATI: Mr. DeNicola is pointing to a box that's here, and there's another one here. I see that there are two. Those are transformer locations.

CHAIR LIGNOS: Okay. The engineer should be able to discuss those.

MR. DENICOLA: Okay.

CHAIR LIGNOS: From an esthetic standpoint, and as the architect, I'm sure you had selections on your lighting. What do you propose -- what lighting do you propose for the buildings themselves? And I don't mean site lighting. But building lighting. Does the building itself have.

MR. RONCATI: Well, we had -- yeah, we had proposed a wall mounted wall pack to be utilized on that back wall. For example, in the area of those trash enclosures, potential retail entrances, and then the back service areas associated with Whole Foods.

CHAIR LIGNOS: Do you have any lighting on the building in the front or will you depend upon your site lighting?

MR. RONCATI: Well, we're --
we're -- in our last presentation we talked about
the introduction of decorative lighting.

CHAIR LIGNOS: Right.

MR. RONCATI: We, I believe that my
testimony was that the decorative lighting was not
necessarily to provide the ambient light and the
foot candles necessary to illuminate the site, but
were used for more decorative purposes.

CHAIR LIGNOS: Okay. But as far as
getting us to a level of a safe foot candles as
far as the pedestrian --

MR. RONCATI: Right.

CHAIR LIGNOS: -- what are you
counting on for that?

MR. RONCATI: It's a combination of
building lighting and site lighting. And the site
engineer has depicted those light diagrams on his
drawings.

CHAIR LIGNOS: Okay. But now for
purely esthetic, because we'll ask the site
engineer these same questions. The -- the actual
light fixture that you are proposing is -- is the
one that -- I don't remember seeing an actual
fixture. And I may be wrong.

MR. RONCATI: No, you're -- you're
correct. We didn't -- I did not depict a specific
light fixture on the building.

CHAIR LIGNOS: Okay. If you would
be so kind as to -- we'd like to see, ultimately
how you're going to marry the building lighting to
the site lighting. Is it a gull wing? Is it a, you know.

MR. RONCATI: Counsel is advising
me, reminding me that I did show sconces, and I
did have fixtures shown in my presentation. I had
fixtures that were depicting the types of
lighting, and the variety of lighting that we were
going to have.

CHAIR LIGNOS: You showed some
shoeboxes.

MR. RONCATI: But there were not
specific light fixtures where we were identifying
the model number and the make and the model.

CHAIR LIGNOS: Yeah, I'm not so -- I
don't think the board is interested in the actual
model number, as it would be more of the kind of
type. There's something to be said about a
shoebox type with an open lens underneath and the
kind of light, throw it would have, as opposed to
something like a gull wing that, again, from an
esthetic standpoint, not from the engineering standpoint -- --

MR. RONCATI: Right.

CHAIR LIGNOS: What did you -- how did you see marrying what you're putting on the building, with what is going on, on the site? You showed some really interesting green fencing. Some of that vertical green, more of a climbing -- those climbing fences.

MR. RONCATI: Yes. We showed it on most of the colored elevations. So, here is an example. This is the eastern wall of building B. As you can see in the location diagram here. And in this example we're showing ivy that's growing up the wall. As I stated, we want to introduce landscape, and the softness and the color and the texture, not only on the horizontal plain, but integrated into the walls. And if you look at any of the elevations, frequently we showed, and depicted that system.

CHAIR LIGNOS: Right.

Mr. Basralian, will you have an architect -- or a landscape architect as part of your testimony?

MR. BASRALIAN: Yes.

CHAIR LIGNOS: You will?
MR. BASRALIAN: Yes.

CHAIR LIGNOS: So, they'll be able to talk to the species and how they plan on actually maintaining this kind of --

MR. BASRALIAN: Yes. It's -- it's shown on the -- it's shown on exhibit sheet 16 of the submission, and there's a supplemental sheet that shows the number and variety of each and every plant that's coming in. So, he will testify --

CHAIR LIGNOS: But there will be testimony?

MR. BASRALIAN: Yes, there will.

CHAIR LIGNOS: Great. Wonderful.

MR. NYFENGER: Mr. Chairman.

CHAIR LIGNOS: Yeah.

MR. NYFENGER: I have a question.

As depicted on the plans, is -- is retail building B, is that brand new construction?

MR. RONCATI: I'm sorry.

MR. NYFENGER: Retail building B --

MR. RONCATI: Yes, sir.

MR. NYFENGER: -- is that -- is that building new construction?

MR. RONCATI: No. There'll be
partially new construction. But it's not all new construction.

MR. NYFENGER: Okay.

MS. AMITAI: So, what is it -- what is it you're doing there? Interior of course will be all new?

MR. RONCATI: Well, first -- first as we've been discussing, it's a very old center. It hasn't had the best maintenance over the past, at least ten years. We're going to be taking this on a case by case basis. Once we get into the buildings, after a hopeful approval, we'll be able to assess what is necessary to reconstruct these buildings. Certainly we're going to be adding and cutting back on the buildings. As I've indicated, you don't simply cut 8 feet off a building or 5 feet off a building. You certainly have to go back to the next structural bay, at a minimum, to get to that column location. There might be tenants that what more column free space, and we will address that also. We may find conditions that are not up to code and we may have to take down more portions in order to repair it. So, it's going to be something that develops as we get into each of these buildings.
MS. AMITAI: So, that's really difficult for us to approve something so open-ended and conceptual.

MR. RONCATI: I'm not sure why it's open-ended. We're giving you a footprint of a building that we're proposing, and it's finite. The dimensions of that final footprint, on whatever building we're proposing, is not changing. And whether a square foot is solely reconstructed or removed and replaced with new construction, in the end it's going to be the same footprint. I'm not sure what's -- what's open-ended.

MS. AMITAI: Well, the previous application we saw, they were able to give us more concrete kind of information about, if you're able to do it for Whole Foods, why is it you're not able to do it for the other spaces?

MR. RONCATI: Well, it's not that we're able to do it. It's that until we know what the tenancies are, and until we know where the divisions of space are going to be, and how many columns might appear in that space, and if the tenant would like more or less, if there are structural issues with the roof or not, the
foundation, the columns. It could be subjective, depending upon who's going in and what the condition --

CHAIR LIGNOS: Councilwoman, if I may, and, please, tell me if I've misunderstood your testimony, at the end of the day the square footage shown, is the square footage that they're going to be building to. As I understand it --

MR. CHAGARIS: If she has question he'll answer it.

CHAIR LIGNOS: I apologize. You can -- you can continue.

MR. RONCATI: Well, again, just to reiterate, the square footage that we're proposing, is what we're proposing. The footprints of the building are what we are proposing. We're not suggesting that they would mutate or change in the future. So, what you look at, at our drawings, architectural or civil, that is the footprint of the center, a square foot within that volume might be new. It might be old and renovated, but it's still the same square foot, and it's going to end up being the same square footage on the aggregate.

MS. AMITAI: So, for a different
shop -- for different shops, how would we go about calculating the square footage for instance, if we don't -- not the square footage. The parking. How would go about calculating what is enough parking based on the different uses that we have no --

MR. RONCATI: Well -- there's of course a site engineer and a traffic consultant, who will be testifying in this area, but quite simply, we have a center, where we have square footage of retail. And the ordinance in Closter has prescribed that a certain amount of parking spaces are needed per square foot of retail. We've also said to the board and the community, that we will have a limitation on the amount of restaurant space. Restaurant space has a different calculation. So, we've presumed that limitation in our calculation. And all other retail is the same. There's no difference in the Closter ordinance.

CHAIR LIGNOS: Your testimony last -- last time said that the maximum restaurant, for instance, was 20,000 that you were --

MR. RONCATI: That's correct.

CHAIR LIGNOS: -- you were
maximizing restaurants to 20,000 square feet.

MR. BASRALIAN: Yes, and that's specifically what the application says, maximum 20,000. The variances -- or the waiver requested on parking is based upon that.

CHAIR LIGNOS: Right.

MR. RONCATI: So, the parking was calculated strictly on retail, as per the ordinance, and then in order to be reasonable about the use of -- potential use of restaurants, we've calculated that and capped it at 20,000 and based the parking on that.

MS. AMITAI: Okay. So, then the usage for services, would that be the same as for restaurants or retail? Is that a Lenny question?

MR. CHAGARIS: What do you mean by services?

MS. AMITAI: Because somewhere I read in the documentation that there'll be retail, there'll be restaurants, there'll be service uses. Services. I don't know whether that means, massage or dry cleaner or -- and I don't know exactly what you mean by that. But would the parking be the same for that use as well?

MR. BASRALIAN: If I may, the
parking is proposed to increase from 720 parking spaces, that currently exist, to 820 parking spaces, for the reduction in the size of the center from 211 to 208. And in the calculations that we presented, as part of the application, as Mr. Roncati has stated, Roncati has stated rather, it's retail, includes, plus maximum 20,000 square feet of restaurant. So, the waiver we're asking for is all in that calculation. And the proper person to address that to is Eric Keller, who is our traffic consultant, and will testify once we finish with the civil engineer and the landscape architect. But the square footage to -- I know there's -- the square footage is 207,000 square feet. It's not going to, whether we have to take down an extra 50 feet of wall because it's inadequate or that we have to get rid of columns or we don't, the square footage is going to remain identical. The perimeter of the building remains just the way it is on the plans. There are no changes -- as it is on the plans that we've submitted. There would be no changes, whatsoever in those.

CHAIR LIGNOS: And no structures, at the same time, if I understand correctly, will be
demolished more than 50 percent?

MR. BASRALIAN: Well, you've asked us to address that and -- and we've got to address that. So -- I thought we were, you know --

CHAIR LIGNOS: No, no, no, I'm saying, including -- including that when you do --

when you are able to calculate it --

MR. BASRALIAN: Yeah --

CHAIR LIGNOS: -- as part of that.

MR. RONCATI: Yes, we will do that.

MS. AMITAI: So, one last question.

So, the 207 square footage relates -- does that include or not include the building on the southwest corner, the blank white space there?

MR. BASRALIAN: There is no building proposed for that so it does not --

MS. AMITAI: No building proposed.

MR. BASRALIAN: Right now there's no building proposed for it. We're not seeking site plan application for that.

MR. RONCATI: There's no parking on it.

MR. BASRALIAN: And no part of that land is included in the parking calculation either. That building will comply with the --
that parking on that property will comply with
what's required for whatever building goes up
there in the future. So, everything we're talking
about is the entire shopping center, less the
23,000 square feet. And that results in 100 more
parking spaces that currently exist, with 207,000
square feet versus 211 at the end of phase II.

MS. AMITAI: I hope every one of
them will be full.

MR. BASRALIAN: Well, it's every
retailer's shopping center owner's dream that that
be true.

MS. AMITAI: Thank you.

CHAIR LIGNOS: Counselor, is there
anything else?

MS. AMITAI: Not now.

CHAIR LIGNOS: Again, if I can -- if
I can continue. One of the nice things that I
heard you say in your opening remarks, is that --
you used three nice words: Notable, iconic and
sustainable.

MR. RONCATI: Yes.

CHAIR LIGNOS: Which I thought were
rather nice. Because we've lived with a less than
iconic, and we've lived with less than notable,
and certainly less than sustainable. As the architect, what, specifically, can you address as far as the sustainable? Meaning, what -- what parts of the design directly relate to your desire to bring to the center, a center that is sustainable?

MR. RONCATI: Well, first and foremost in that category, there were several things that we did discuss. We discussed the exterior materials of the center. And in that regard we talked about natural or renewable resources. We talked about stone. We talked about tile. We talked about wood being used as exterior materials. So, I think that the intention of the exterior materials is certainly in the spirit of sustainability. We also talked about systems. We talked about energy management systems. We talked about lighting management systems that -- that I went into some detail about how the lighting can be monitored by computer. It could be monitored for usage so that we're using less energy.

CHAIR LIGNOS: When you say, "can", do you mean will?

MR. RONCATI: It will, yes.
CHAIR LIGNOS: Okay.

MR. RONCATI: So, that it's a manageable system. In other words, now the lights go on, they're on a timer. They go off. In the center that we're proposing, if there's activity around the theater and the food centric areas within the -- within the plan, the lighting could be kept on and maintained in those areas while light levels on the west side of the center might dim, you know, still secure levels, but we're using less energy and less power. We're going to be replacing all of the mechanical equipment in all the buildings. So, we're going to be going with higher efficiency equipment. And then we've also talked about sustainable in terms of the landscape and the site with materials, and landscape materials that require very little water, somewhat self sustaining so we weren't wasting a lot of water on irrigation also.

CHAIR LIGNOS: Now, obviously you have a tremendous amount of roof. If you would go back to that site plan. Was any thought given to a photovoltaic solution or a photovoltaic -- a solar roof --

MR. RONCATI: Yeah, we had -- we
had, of course, in the last go-around of the presentation, we had talked about the white roof or the reflectivity so they weren't absorbing a lot of heat. We did talk about the possibility of solar. We haven't -- we're not in a position where we can commit to that at this point, but it was something that was being discussed.

New Jersey is in a state of flux with respect to tax credits and other initiatives. And that's been changing very, very rapidly. It's difficult to predict a month, let alone six months or a year into the future. But that is something that Edens has incorporated on other projects. And if it's viable here, I can tell you it would be strongly considered.

CHAIR LIGNOS: Is it -- on other projects, is it a thin sheet within the roofing or is it actual photovoltaic cells?

MR. RONCATI: I don't believe they've done the integrated roofing system. I know they've done surface mounted, more traditional solar installation.

CHAIR LIGNOS: And if that was the case you would be -- be able to shield them or hide them?
MR. RONCATI: Yes.

CHAIR LIGNOS: All though you'd be defeating the purpose.

MR. RONCATI: Right. If the shield --

CHAIR LIGNOS: Obviously with this amount of rooftop you have a possibility of water collection.

MR. RONCATI: Yes.

CHAIR LIGNOS: Any thought given to water collection here, to be able to reuse, as part of your irrigation?

MR. RONCATI: We had not discussed that, no.

CHAIR LIGNOS: Is it something that maybe the landscape architect can perhaps address?

MR. BASRALIAN: Well, the decision to do that is really with Edens, and not the landscape architect. And what he's proposing, is, the type of materials that are drought resistant and -- and irrigation where it's necessary for various aspects of what is being proposed. It's not within his province to make a determination about that.

CHAIR LIGNOS: No, of course not.
MR. BASRALIAN: It really -- no, the answer is that that consideration has not been given at this point.

CHAIR LIGNOS: Which means there's always hope that it will. Because of Whole Foods always being a very green conscious retailer, is there anything that's green, as part of the Whole Foods portion of this site?

MR. BASRALIAN: Design. Well, their design -- remember these are very highly insulated buildings, versus what they are today, which reduces the resources and energy necessary for air conditioning and cooling and heating. And so that goes to a long aspect of what this building or this structure or these structures do not now contain. And all of those go into it. But it is Whole Foods who dictates what Whole Foods has on its site -- in its building. And, so, we have worked with Whole Foods to that end.

CHAIR LIGNOS: Mr. Roncati, is there any aspect of this building that you thought or considered lead certification? Just out of curiosity, was that discussed at all?

MR. RONCATI: No, we didn't -- we didn't discuss trying to secure any specific lead
certification for this building. But I will say,
that in my practice, sensible selections, high
efficiency equipment, proper glazing, reuse of
existing sites, dealing with recyclable materials
upon demolition, that although we may not be
seeking lead, that this project would probably
come close to a lead certified execution.

CHAIR LIGNOS: If it was to be --

MR. RONCATI: If it were to be put
on that track. You know, again, it has all the
hallmarks of a -- of a minimum lead certified
capable project. But it isn't -- was not, and is
not a part of the formal --

CHAIR LIGNOS: The lighting itself,
LED? Or have you discussed your site lighting to
be LED lighting?

MR. RONCATI: I would defer to the
site engineer on the light specifications.

CHAIR LIGNOS: Okay. Any member of
the board having -- having any other questions?

Councilwoman.

MS. AMITAI: I have a question --

CHAIR LIGNOS: Okay. We'll go
around.

MS. AMITAI: -- regarding the other
five Whole Foods locations that Edens has. Were any of those buildings green or using water gardens or sustainable in any way?

MR. RONCATI: I don't know the answer to that question. There was a discussion about reclaiming rooftop water, but in some of the municipalities that Edens has worked, the municipalities required potable water for irrigation. So, they -- so their discussions in that regard were not fruitful.

MR. BASRALIAN: Councilwoman, Mr. Roncati wouldn't be able to tell you what those other sites, they're spread all over the country. Most of them in the south. And they're all different. So, he really couldn't address what they did in those sites. What he is addressing, is, what Whole Foods wants for this particular site. And that's all we can -- all we can really address.

MS. AMITAI: Yeah. Thank you.

CHAIR LIGNOS: Okay. Can we go to -- do you have one of this slide? Do you have one of this slide.

MR. DENICOLA: No.

CHAIR LIGNOS: You want to go to the
next. Anybody on the board have any questions on elevations? I would imagine when you say glazing, that's a low "e"?

MR. RONCATI: Yes, low "e" glazing.

CHAIR LIGNOS: And I would assume that your -- your materials are an anodized aluminum of some sort with a 1 inch insulated --

MR. RONCATI: Yes, it's insulated double glazed low "e" storefront glazing.

MR. MADDALONI: Could you give the low "e" lingo?

CHAIR LIGNOS: Could you -- I think it should come from the architect. Can you just explain to the board.

MR. RONCATI: Certainly. Clear glass allows sunlight to travel through it. Allows heat to go through it. And it doesn't reflect back any of the UV rays or any of the radiant heat that's generated. A low "e" glass is a coated glass, that allows the light through, but reflects and reduces the amount of solar gain that's getting into -- in through the glass system. So, when you have low "e" glass, you're -- you're creating a very efficient glazing system, that is both insulated from heat and
cooling being extracted to the exterior, while at the same time keeping the solar gain down from -- from sun that's shining down on the glass itself.

CHAIR LIGNOS: Now, Mr. Roncati, do you have different color aluminum because of the different materials you're using? Would you also be changing around the framing systems?

MR. RONCATI: Yes. We had -- do you have that slide, Mark? I just -- Mr. Chairman, I'll look for the slide that had the material pallets.

CHAIR LIGNOS: There you go.

MR. RONCATI: So, this was slide 40 from the original presentation. And on the upper right-hand side, there is a list of four different colors, the glazing frame finishes. These are the four potential colors that were, again, in our pallet of potential colors. So, they range from black, to brown, to bronze, to a color that's tan, and is called champagne. So, there is a closely grouped pallet of colors of potential glazing frame finishes.

CHAIR LIGNOS: The top two are powder coated, right?

MR. RONCATI: Yes.
CHAIR LIGNOS: And the bottom two are true -- or are you powder coating all of them?

MR. RONCATI: The bottom -- I believe that, yeah, we do have the materials on the board. I believe that they are all powder coated.

CHAIR LIGNOS: Are they?

MR. RONCATI: Yeah.

CHAIR LIGNOS: Usually the black and the bronze are.

MR. RONCATI: Right.

CHAIR LIGNOS: Good luck on the top two.

MR. RONCATI: Okay.

CHAIR LIGNOS: In today's market. So, you'll be interchanging them depending on the surrounding materials?

MR. RONCATI: Again, on the tenancies and the customization of each tenant in the storefront.

CHAIR LIGNOS: Okay. Can we go back to the -- oh, do you have a question on this particular --

MS. AMITAI: Well, since this slide is up.
CHAIR LIGNOS: Yes.

MS. AMITAI: Could you just point out what it is you would be finishing all those dumpster containers with?

MR. RONCATI: It would be in the -- in the wood grain here. Most likely would be the darker color.

CHAIR LIGNOS: Now, you mentioned before there was also some brick --

MR. DIDIO: And stucco also.

MS. AMITAI: Wood doesn't last very well. You know we seen oftentimes that it deteriorates. The sun bleaches it.

MR. RONCATI: We had talked at the last meeting, if you will recall, that a lot of the wood that we want to use is actually encased in a --

MR. BASRALIAN: Excuse me. Excuse me, Mr. Chairman, I'd like to interject, because as you will see on the plans that will be discussed by the engineer, we're using a ground face block and metal for the enclosures. Not wood. So, I'm not quite sure what has happened, but you will see it on the plans when Mr. Thomas testifies, and he will address exactly the
materials that are being use.

                  MS. AMITAI: Okay. Thank you.

                  MR. RONCATI: It might be that

you're referring to the actual free-standing

dumpster location. And that's what Mr. Thomas may

have advised you is in the block. What I'm

referring to here are the architectural components

that are attached to the building, the trash

screening areas.

                  MR. BASRALIAN: Okay. Distinction

then. I apologize. But there are two separate

issues to deal with, okay.

                  MR. RONCATI: So, there are

free-standing trash locations that I think it is

logically more in the purview of the site engineer

to discuss. But those enclosures are part of his

site plan. Those perhaps are block masonry. But

what I'm referring to are the trash screening

areas that are noted and detailed on my plans.

                  MS. AMITAI: Attached to the

buildings?

                  MR. RONCATI: Correct. And as I was

saying, the wood that we would use for these areas

could be similar to a Trespa product, which we

discussed, and is on the board from the last
meeting, which is a resonant pregnaented wood. So, you get the appearance of wood, it's real wood, but it's durable, washable, scrubbable, doesn't fade, doesn't chip.

MS. AMITAI: That's what they're making decks of these days?

MR. RONCATI: Similar materials in terms of durability. But that's a pure acrylic plastic PVC material. This is actually veneered wood that's encased in a resonant product.

MS. AMITAI: So, how -- what is the longevity of that kind of product?

MR. RONCATI: Hundred years.

MS. AMITAI: Really? And you'll be here to prove it?

MR. RONCATI: Sure I'll be here.

MR. NYFENGER: I have a question. I mean these questions that we're asking are interesting, from a curiosity standpoint. But are they relative to our decision as to whether we approve this or not? I mean if the materials they're using are within the construction code, is it really necessary that we get to this level of detail? I'm just curious why we are asking these questions.
CHAIR LIGNOS: I think there is. I think there is. And the reason I'm asking, all right.

MR. NYFENGER: Yeah.

CHAIR LIGNOS: I think certain materials age gracefully. Others don't.

MR. NYFENGER: Right.

CHAIR LIGNOS: And if they don't, do you want to look at them? I don't. So, I'm not asking whether I like the material or not. That's not my business.

MR. NYFENGER: Right.

CHAIR LIGNOS: That a material is appropriate for a particular use is part of my responsibility as a member of the planning board. To that end, I also want to know that, for instance, my next question was going to be some of the landscaping material, as far as equipment, like trash compactors, and bicycle stands, and benches, what those materials are going to be. Because certain benches will last 20, 30 years. And we're all going to be proud to go and sit and meander and use the plaza. Other benches are -- are worthless in about five years. So, I think those are relevant, at least to me. I don't know
if it's to any other member of the board. So, that's why I'm asking.

    MR. NYFENGER: But if they want to use -- if they want to use benches that die in five years, does that mean that we don't approve it? I'm curious.

    CHAIR LIGNOS: You can -- you can decide to approve or not approve. Because my next -- my concern would be, how is all that maintained. And whether I approve something or not, may have some relevance in that regard as far as maintenance is concerned.

    MR. NYFENGER: I see.

    CHAIR LIGNOS: Is -- is the -- are the site benches and bicycle stands, are all those metal products as well?

    MR. RONCATI: They're metal. What I have -- what I have seen in other Edens projects, as I explained to the board, the last time I went to visit several Edens projects, and what I saw by way of site furniture, was high quality. It was wood. It was metal. And it was durable materials. I didn't see, you know, plastic benches. I saw very, very durable materials. Those are things that I believe can be better.
addressed by the site engineer. Perhaps the
landscape architect also.

    CHAIR LIGNOS: He's making those
selections?

    MR. RONCATI: Yes.

    CHAIR LIGNOS: Okay. Okay. Could
we go back to the elevations. Does any other
member of the board have questions of the
elevations?

    MR. DENICOLA: I just have a
clarification on the one elevation. It's on
actually, I think the last elevation sheet. I'm
not sure if it was corrected in the submission.
There was a note regarding the height of the
cinema being increased from 30 to 35.5. I think
it was a clarification, said that was the actual
screening. Not the new building.

    MR. RONCATI: As I mentioned at the
last hearing, the theater building is not changing
at all. We're not adding to the height. It's not
growing in height.

    MR. DENICOLA: So, did you revise
that on that new submission?

    MR. RONCATI: What drawing was that,
A-20 --

MR. RONCATI: It doesn't say new. And, again, I think that was to cover the height of the screening. The height of the theater itself is 30 feet 5 inches, existing. And that remains unchanged in the new proposal. We were simply showing that height because it had to do with the existing equipment on the roof. And the fact that we wanted to replace the chain link fence screening, which is not esthetically pleasing, to be consistent with the screening material that we were proposing.

MR. BASRALIAN: Clarification, you testified last month, or on July 18, that the type of screening that would be utilized throughout the center. And is your answer that you're proposing to replace the chain link enclosures that now exist on top of the movie theater, to screen its HVAC equipment with the same materials that you're using elsewhere in the shopping center?

MR. RONCATI: Yes.

MR. DENICOLA: All I'm saying, is, it should be rectified, because when you say proposed new height, increasing by 5 feet that
triggers --

MR. BASRALIAN: All right, let's un-
you can make the change. Let's understand that
the building height of the theater remains
absolutely the way it is, and what is referred to
is the screening around it. So, we'll correct
that. But there is no -- no change in anything
that we're doing.

CHAIR LIGNOS: Okay. Any other
member of the board have questions of elevations?
Can we go to the next elevation, please.
Mr. Roncati --

MR. RONCATI: Yes.

CHAIR LIGNOS: One of our pet
peeves --

MR. RONCATI: Yes.

CHAIR LIGNOS: -- that I have heard
from the board in the past, is the elevations on
Homans.

MR. RONCATI: Yes.

CHAIR LIGNOS: There's some
wonderful 1950's glazed block there. There's some
painted block, for lack of --

MR. DENICOLA: Painted block.

MR. BASRALIAN: Oh, you mean
historic materials.

CHAIR LIGNOS: Some very historic materials.

MR. BASRALIAN: With a small "h"

Yes.

CHAIR LIGNOS: Don't say that because we may ask you to save it. What I'm --
what are you planning on doing? Because some of these materials, as I understood them, were to remain as existing from your drawings.

MR. RONCATI: Yes.

CHAIR LIGNOS: And I'm scared. I'm scared that they may remain.

MR. RONCATI: There's -- there's some -- there's some existing decorative masonry veneer materials. For example, that we're indicating here in this -- which is the eastern portion of the Homans elevation. We looked at the entire elevation at the top of the sheet. This would be all the way from the west side by the church. This is the back of what is now the K-mart building going into Whole Foods. This area, for example, has that textured block and --

CHAIR LIGNOS: Painted block.

MR. RONCATI: -- painted block. But
a geometric shape. And we had talked about
refinishing that, which would mean stripping it
and cleaning it. But essentially it's the same
exposed material.

MS. AMITAI: So, you're going to
strip the paint and what will happen to it then?

MR. RONCATI: We're going to --
well, it was painted. So, we're going to repaint
it.

CHAIR LIGNOS: Have you -- could you
give some consideration, and, again, you don't
have to answer us today, after you perhaps discuss
it with your client, that you could parch coat
that, and take out the texture, and take out the
1950's geometric relief from that and even stucco
it out? But that's something you guys can discuss
and maybe come back.

MR. RONCATI: Right after the
meeting I'll sit with them and we'll have an
answer for you at the next meeting.

CHAIR LIGNOS: We don't want -- I,
as one member of this board, would hate for us to
go buy a whole new suit and realize that, you
know, that the shoes are, you know, still have
holes in the soles. So, it's an opportunity for
us to, in a creative way, to find a way to -- find

MR. BASRALIAN: I think your
question is understood. It won't be tomorrow.
But we'll back on that, okay?

CHAIR LIGNOS: I have a feeling
you'll be back. And on the K-mart side --

MR. RONCATI: Well, this is here,
this particular drawing is the back of the current
K-mart area, which, again, on the entire elevation
is the west side.

CHAIR LIGNOS: The white part of
that material, is that the existing?

MR. RONCATI: No, that would be a
new stucco finish --

CHAIR LIGNOS: That would be new
stucco. Okay.

MR. RONCATI: -- and then we're
going to do, introduce vertical bands --

CHAIR LIGNOS: Gotcha.

MR. RONCATI: -- of masonry to break
up that facade.

CHAIR LIGNOS: Good. Okay.

MS. AMITAI: When you say, masonry,
what does that mean?
MR. RONCATI: Could be any type of masonry. It could be a brick. Could be some other masonry unit, even a tile of sorts.

MS. AMITAI: So, that would be the north side of the building?

MR. RONCATI: Most likely it would. That is the north side of the building, correct.

MS. AMITAI: How will the stucco hold up? I mean might it get moldy on the north side of the building? Or, you know, that green stuff that grows on the north side of buildings when it doesn't get enough sun.

MR. RONCATI: Well, that's -- that's really a maintenance issue that can occur whether it's masonry or stucco. And that would just be a matter of cleaning and maintaining the materials. So, no matter what you put there, on the north side of a building, you have less sun, a little bit more moisture, and that can certainly occur. But it's less of a selection and more of a maintenance issue.

CHAIR LIGNOS: Any other questions on these elevations?

MR. DIDIO: There seems to be a ton of wires running along the back of the building
from one end to the other end.

CHAIR LIGNOS: Existing.

MR. DIDIO: -- existing. Do you plan to encapsulate them or hide them or what's your plans with that?

MR. RONCATI: I believe the number of overhead service locations are going to be reduced. There's also the introduction of new transformers at the rear, that we were talking about earlier, those square boxes with the "T" that's on the plan. But, again, I think that's something that the site engineer could give you an exact count of how many service entrances there are going to be along Homans. I would agree with you though, that existing condition, there's a lot going on.

MR. MADDALONI: So, is there any discussion about burying some of these lines?

MR. DENICOLA: Site engineer.

CHAIR LIGNOS: That's really a -- okay. Could we go to the next elevation, please.

MR. RONCATI: The next elevation is slide 55. And it's drawing A-203.

CHAIR LIGNOS: Any member of the board have a question on this? Okay. Go to the
next one, please.

MR. RONCATI: Did we miss one, Mark?

So, this is the amended drawing, 203, which is slide 71. This is building D and E. And this was the drawing that we referred to before with the amended elevations or the -- rather the additional elevations of the east side of building D.

MS. AMITAI: So, what is the elevation there now? You said amended.

MR. RONCATI: This is the drawing that we talked about in the beginning of this evening, where the board asked me to create the elevation of the end wall facing Closter Commons. So, we're back to that sheet --

MS. AMITAI: Okay, 25 feet, yeah.

MR. RONCATI: So, all four elevations are essentially the same as before, and we've added this information here. So, this ranges in buildings D and E, from the south elevation of building D, all the way to the elevation here, which I'm indicating on the slide, of what you'll see from Vervalen, with the theater here on the right-hand side, and the newer section of retail on the left.

CHAIR LIGNOS: Mr. Roncati, I'm
sorry, councilwoman, anything else?

    MS. AMITAI: No.

CHAIR LIGNOS: Mr. Roncati, can you go to your slides as they relate to signage, please?

    MR. RONCATI: Yes.

CHAIR LIGNOS: We received, today, from -- a letter -- you had in mind to maintain parts of that original sign in the plaza itself.

    MR. RONCATI: Yeah. On slide 57 we have a portion of a rendering in the upper right-hand corner, where we were going to re purpose the letters from the current Closter Plaza pylon sign, into the landscape in the plaza, the large main plaza, immediately to the east of the Whole Foods store.

    CHAIR LIGNOS: Would those be lit?

    MR. RONCATI: No.

    CHAIR LIGNOS: No. They would be literally just sculptural in the sense of --

    MR. RONCATI: That's correct.

    CHAIR LIGNOS: -- as a reminder of what was the sign.

    MR. RONCATI: Right.

    MS. STELLA: And attached?
MR. RONCATI: We would take the letters and set them on pins and then set them into concrete bollards, if you will, to set them into the landscape. The idea was to not throw away the sign but --

CHAIR LIGNOS: Re purpose it.

MR. RONCATI: Create a remanent of it within the center and recall it in a landscape element.

MS. AMITAI: So, the back view would be backwards, looking at it from the other side?

MR. RONCATI: Yes.

MS. AMITAI: Would be reversed?

MR. RONCATI: Yes.

CHAIR LIGNOS: Now, as far as the signage on the individual stores, obviously you're proposing that those will all be in accordance with our zoning?

MR. BASRALIAN: No, what we -- no, that's not correct.

CHAIR LIGNOS: I'm sorry.

MR. BASRALIAN: -- we had asked for -- there was a general plan of square footage, depending upon the frontage of each facade.

CHAIR LIGNOS: Correct.
MR. BASRALIAN: Okay. So, we have a whole plan of sign waivers, depending upon whether it's a 50 foot or 25 foot, 50 foot frontage, 100 foot frontage, or 150 foot frontage. That's based upon that slide, correct.

MR. RONCATI: We said that -- we said that there was, on this slide, which is 44, we said with the wall signs, 2 square feet of sign for every linear foot of store facade, max 36 square feet for facades less than 50 feet. And then 75 square feet for facades between 50 and 100 feet wide. And then a max 150 square foot for facades 100 feet and greater. What I did say, Mr. Chairman, if you recall, is that we believe that the vast majority of our tenants will be 50 feet or less. And, therefore, the majority of those -- therefore, those signs, would in fact conform to the borough ordinance. So, the borough ordinance is 36 square feet. And, again, we felt the majority of our retailers would have 50 feet or less. And, therefore, I stated that we felt that the majority of the signs would conform anyway.

MR. BASRALIAN: Just to clarify, however, there was a very specific plan, and
that's what we're requesting.

CHAIR LIGNOS: The picture there shows the stalls.

MS. HEYMANN: Lenny has a question about that.

CHAIR LIGNOS: I'm sorry. I apologize. Go ahead.

MR. SINOWITZ: That sculpture, using Closter Plaza lettering, can that be construed as another ground sign? Or can that be construed as decorative sculpturing? I mean from a waiver point of view. I mean, how are you going to classify that Closter Plaza ground sign on the ground?

CHAIR LIGNOS: Be careful. They may just hand it back to us.

MS. AMITAI: It's artwork.

MR. RONCATI: We did see it as being decorative, a landscaping installation or art. It was not intended to be seen as a branding, or a sign for the facility. It's not necessary, except to provide a reference to what was there at one time.

MR. BASRALIAN: At ground level it is not going to be announcing that it's Closter
Plaza. Okay. It is there for decorative purpose, to preserve part of the old into the new.

MR. SINOWITZ: So, you can put flags on it if you want?

MR. BASRALIAN: I don't know about that, but who knows.

MR. DIDIO: And the fact that it's not lit.

MR. BASRALIAN: I beg your pardon.

MR. DIDIO: The fact that it's not lit --

MR. BASRALIAN: Right. That's correct.

MR. RONCATI: And also in the presentation we discussed the side or rear signs, blade signs. The theater, we even got into some of the information about being allowed to put posters and promotional materials, and that existing tenants would be entitled to maintain existing sign areas.

CHAIR LIGNOS: The sign on the right, Anthropology, is a rear lit --

MR. RONCATI: Hallo lit channel letter sign.

CHAIR LIGNOS: Is that what you see
as the majority of your proposed tenants?

MR. RONCATI: We think that that could be a very common sign that's used. It's also the sign that we're proposing on our monument sign B. So, when we look at our ground-mounted signs, those entrance ground-mounted signs, here on slide 47, this letter against the masonry, like Gross Hill, which is a photograph from another project, would have that halo lit fixture. So, it's -- it's backlit. It's soft. It's halo illuminated. It's not illuminated letters, which would be very pronounced, versus this option.

CHAIR LIGNOS: And the pylon is definitely lit, it's not -- it's not projection lit, it's actually self?

MR. RONCATI: It's self internally illuminated on a -- with a masonry solid base, and then translucent panel up above.

MS. AMITAI: So that would be plastic?

MR. RONCATI: Yes. With silk screen graphic. They're acrylic panels.

MR. DIDIO: With regard to your blade signs --

MR. RONCATI: Yes.
MR. DIDIO: -- are they going to be attached to the facade of the building or an overhang?

MR. RONCATI: It depends upon that particular storefront and that tenancy. It might be that they're wall mounted and project horizontally. It might be --

MR. DIDIO: Because I'm looking for consistency. That's what I'm trying to get at.

MR. RONCATI: Well, I think that the whole point of all of this is that we're trying to create a pallet of options, but we are trying to introduce variety. So, we're not looking for every sign to be exactly the same, same color, same mounting location, same mounting hardware. We would like there to be a little bit of a variety. And that's why I say, traditionally they're wall mounted. But they might hang from a canopy. But more likely, as you'll see here, these are all wall mounted signs that project out.

CHAIR LIGNOS: Did I understand your testimony last time, that part of this kind of eclectic or different types of signage, types of materials, was to mimic our Main Street in a sense that there were different forms of materials along
that?

MR. RONCATI: Right. We, again, it's the idea that each tenant has an identity and that the center, like a downtown, any downtown, grows through evolution. And it grows through independent expression of each building, and each tenancy. And the idea here is that we want to promote that. We want each tenant to express their own identity. Again, within a reasonable range and pallet of materials and colors, which we've -- which we've shown to this board in the two nights that I've been up here. But, yes, we are looking for that variety. We're looking for it to evolve as it's tenanted, just like our downtown. Just like every downtown. And we would encourage that. And, in fact, it might change over time. You know, as a tenant goes out, somebody new comes in. And, again, there's going to be a, you know, a slight modification to that particular storefront.

MR. DIDIO: Do you foresee the blade signs being lit?

MR. RONCATI: I don't foresee them being internally illuminated, no.

MR. DIDIO: Okay.
MR. RONCATI: And, again, these are -- these are not things you see from the street. These are really for the pedestrian that's walking, and they're trying to head to a specific location, or, says, oh, a shoe store. And they move another 100 feet down to go to that location.

MS. AMITAI: I have a question. Could you give us the -- show us some examples of the projection lit signs?

MR. RONCATI: Protection lit sign?

MS. AMITAI: Yeah. If there was an arm with a light hanging down focused on the -- on the sign as opposed to --

MR. RONCATI: I don't think we've shown anything like that.

MS. AMITAI: So, you don't anticipate having any of that?

MR. RONCATI: No. I mean we're giving a few examples from other Eden's projects, of the types of signs there would be. And, as you can see from these examples, there are no board signs with lights or gooseneck lights shining on them horizontally.

CHAIR LIGNOS: Okay, Mr. Roncati,
would you be the person to ask questions of the pedestrian path from Vervalen or Homans on to the site? Or would it be the site engineer?

MR. BASRALIAN: It's really the traffic engineer.

CHAIR LIGNOS: Okay. All right.

Now, any other member of the board having questions of the architect? Mayor.

MS. HEYMANN: Yeah. On the pylon, you have a limit of how many merchants you're going to be placing on there? Because the way you've got the distribution there on the sample it may not include everyone you have in there.

MR. RONCATI: I'm sorry, I didn't know if that was the -- what we're depicting here, graphically, is what we're proposing. Let me be more specific. The size of the sign is not changing. In other words, the overall height and width that we're showing here is not going to change. We show, for example, four divisions of the bottom panel. The Lewis and Clark outfitters, again, a made up name, that would be divided into two. And that panel could be divided into four.

MS. HEYMANN: Okay. So, in other words, you visualize having to change the space on
the location?

    MR. RONCATI:  This could change. But the overall size would not change. And we certainly know that the Whole Food sign is going to be that size.

    MS. HEYMANN:  Okay. I have another question for you. On the perpendicular wall hanging signs --

    MR. RONCATI:  Yes.

    MS. HEYMANN:  -- what kind of specifications for fastening them and making those secure?

    MR. RONCATI:  Well, they -- typically -- typically these signs are -- are -- attached to steel plates. And then those steel plates are either attached by bolts or by expansion bolts into masonry, or by bolts into steel plates, that are there to receive them. So, as you can see from the examples up on the slide 46, you know, all of the armitures and all of the signs are either steel pipe, steel tube or aluminum tube. So, they would be durably affixed to the building.

    MS. HEYMANN:  I asked the question because I didn't visual that. Some of them are
fastened differently from other's.

    MR. RONCATI: Right. And, again,
that has more to do with the esthetic of the sign.
You know, the baker, Chirico sign, is a very, you
know, clean black and white, but horizontal sign.
That makes due with two very small pipes that
attach it to a steel plate. That's just the
esthetic of the sign. The other one, with the
stationary store, you know, that's a solid square
tube that comes out and then the sign is dropped
from two small chains. So, the type of sign, the
esthetic of the sign, all go to its mounting and
it's frame. And every sign will be different.
We're not prescribing one particular mounting
style.

    MR. BASRALIAN: But the attachment
will be, whether it's one style or another, the
attachment will still be generally the same way
you've described it, with the steel plates into
bolts or expansion bolts into the masonry, into
the --

    MR. RONCATI: Into the super
structure itself, yes.

    CHAIR LIGNOS: Members of the board,
does anyone else have a question of the architect,
or his presentation, or any of the drawings, before I open up the meeting to the public?

MR. DENICOLA: All the plaza areas, that's a site engineering issue, right? The plaza areas?

MR. BASRALIAN: Yeah, the plaza areas, the description of them comes from the site engineer. The landscaping will come from the landscape architect. We're prepared to address all of those things.

CHAIR LIGNOS: What we would like, is Mr. Roncati to be available, not at every meeting, but if we need him to come back.

MR. BASRALIAN: Just let me know and we'll make sure he's available.

MS. AMITAI: I have one question.

CHAIR LIGNOS: Okay. Yes.

MS. AMITAI: So, when somebody leaves the plaza--

MR. RONCATI: A tenant.

MS. AMITAI: A tenant leaves and a new person comes in. So, then are they -- are they hooked into doing the same kind of sign in the same kind of place?

MR. RONCATI: No.
MS. AMITAI: So, somehow you repair the wall and you give them whatever he wants for his sign?

MR. RONCATI: Well, there would be a discussion for each tenant that comes in. Again, the evolution of the center, the evolution of the design, and that tenant would work with us, work with Edens, to create a new facade, and a new sign package, a new blade sign. It could be the same. Most likely it would change.

CHAIR LIGNOS: Okay. If there are no more questions from the board, I'd like to open up this portion of the meeting to the public. Does any member of the public have questions, specific architectural questions of the architect? Please step forward and state your name for the record. And, then, again, I'm going to ask you that specifically they're questions, and they're questions for the architect.

MR. BASRALIAN: And I would just like to, if the chairman would, that the questions are related to his testimony and all the subjects.

CHAIR LIGNOS: Yeah. Yeah, related to the testimony. Sir, one more time.

MR. ROSENBLUME: Jessie Rosenblume,
65 Knickerbocker Road. You mentioned that there would be space set aside for restaurants. Does that include fast foods?

MR. RONCATI: I'm not sure what your definition of fast food is.

MR. ROSENBLUME: Like the popular family food chains.

MR. RONCATI: What I've worked with the client, is, to create up to 20,000 square feet of restaurant, whatever that might be, within the center.

MR. ROSENBLUME: So, basically restaurant means all types of food establishments?

MR. RONCATI: It could be any type of food establishment.

MR. ROSENBLUME: Okay. Did you personally go into all of the stores or spaces?

MR. RONCATI: I've been in most of them, yeah.

MR. ROSENBLUME: Not all. And as part of that question --

MR. RONCATI: I didn't answer my question yet. I believe that I've been in every store except the party planning store over by the theater, over here.
MR. ROSENBLUME: Okay. Did you talk
to any of the store operators as to any problems
they have with the space?

MR. BASRALIAN: I don't think that
relates to his testimony at all.

CHAIR LIGNOS: That doesn't relate
to the testimony.

MR. ROSENBLUME: Okay. There are
about five different types of shopping centers
based on where they draw their customers, or the
size of the property. How would you describe this
shopping center?

MR. RONCATI: I don't know what
those five centers are. I mean I'm not familiar
with that.

MR. CHAGARIS: He didn't give any
testimony about that.

MR. ROSENBLUME: Well, we're talking
about a shopping center, and there's a book with
numerous definitions of land use, and whatever,
and they describe --

MR. CHAGARIS: This is the
architect. He is describing what the architecture
of the shopping center that's going to be built is
going to be.
MR. ROSENBLUME: Okay. The subdivided lot, would that be considered phase I or phase II?

MR. RONCATI: It's not a part of this application.

MR. ROSENBLUME: Not a part. Yet according to the drawing, the owner of that subdivided lot will be using the plaza for entry, et cetera.

MR. RONCATI: I don't know that.

MR. ROSENBLUME: Okay. Can this board come up with a determination of this project, not knowing what will become of the subdivided lot, plus the K-mart? In other words, based on the tenants that might come into the subdivided lot and the K-mart, we could have a situation where the tail wags the dog, because that subdivided lot, plus the K-mart adds up to a lot of retail space.

MR. BASRALIAN: I would -- I would say that this is really an irrelevant question, because the subdivision only talks about the vacant lot. There's no projected building. And so, there's nothing that this -- Mr. Roncati could respond to that question.
MR. CHAGARIS: He didn't testify about that.

CHAIR LIGNOS: Mr. Basralian, do I understand correctly, you have to come before this board anyway for --

MR. BASRALIAN: For a site plan for that property, yes.

CHAIR LIGNOS: For a site plan for that property?

MR. BASRALIAN: That's correct.

MR. ROSENBLUME: All of the slides that you've discussed, and the space that will be removed, would any of that be considered the demolition list that was discussed at the prior meeting?

MR. RONCATI: I don't recall a demolition list being discussed.

MR. ROSENBLUME: Okay. Would you consider that a demolition plan?

MR. RONCATI: We discussed at the last meeting, and it was my understanding what the board was asking me to do, was, do a comparative analysis of the current footprint, what would be deducted from the footprint, and what would be added in the aggregate, so that the board had an
overall understanding of what it is today, and
what it will be tomorrow in terms of an overall
footprint. And that was what that diagram was
conveying.

MR. ROSENBLUME: Okay. When it
comes to the time to remove portions of the
buildings and add additional, and you mentioned
you would have to find a supporting wall or add a
wall, would that be changing the square footage
that you will retain, and the square footage you
will remove? Everything will stay the same?

MR. RONCATI: We will end up with
the same square footage no matter what happens in
the end.

MR. ROSENBLUME: Okay. Thank you.

MR. RONCATI: Sure.

CHAIR LIGNOS: Okay. Yes, sir.

Please state your -- please come forward and state
your name for the record.

MR. ISAACSON: Steve Isaacson, 97
Columbus. According to the slide that you had of
the restaurant area, it appeared that the trees
that were, I guess abutting the wall, were
overhanging into Closter Commons. But when you
showed the wall, it did not show the trees
extending past that wall. So, which way is it
going to be?

MR. RONCATI: It takes awhile for it
to warm up.

MR. ISAACSON: If you want, I'll
come back to that question.

MR. RONCATI: I'm sorry, we turned
the projector off. I'd be happy to pull up that
slide that showed that landscape area so we could
talk.

MR. ISAACSON: Okay. We can revisit
that. I'm concerned about the space between
Homans Avenue and the back of the buildings. How
much -- how far is the distance from the back of
the buildings to the edge of your property?

MR. BASRALIAN: Excuse me. I would
be happy to have someone answer Mr. Isaacson's
questions. But that's the site engineer who is
going to testify as to the distances.

MR. CHAGARIS: Well, actually I
think that was foundation. Did you have another
question?

MR. ISAACSON: Well, the reason why
I'm asking, is, because how big are those
enclosures going to be? The dumpster enclosures.
And will this be -- I know it's probably the
traffic engineer would testify, is this going to
be a parking plus two-way road in between the
property and the end of the building, and then
with the trash enclosure? I'm just trying to
figure out how much space --

MR. CHAGARIS: Now you're getting
into the site engineering. But I thought you were
talking about the wall there.

CHAIR LIGNOS: But he could answer
the dumpster location, what size were you, in
your -- in your mind, were you contemplating as
far as the dumpster?

MR. RONCATI: I believe that they're
8 feet from the face of the building to the
parallel wall of that screening area. And the --
although I would defer with -- for exact specifics
on dimensions, to the site engineer, that traffic
that's being planned behind the building, between
Homans and the building, in that parking area, is
one way. So, it's not -- you asked -- inquired
whether it was two-way traffic or one-way traffic.
And what this site engineer has laid out, and
again, we can bring this up later with him, it's
one-way traffic. It's, in both cases, heading
eastbound, and there's diagonal parking on the Homans Avenue side, the north side of that parking area.

MR. ISAACSON: Yeah. Because I believe it says, trash enclosures cannot be set closer to the building than 15 feet as per the fire department. And that was my concern, that the size of the receptacle area, and the distance between the dumpsters and the building, will that allow 15 feet?

MR. RONCATI: Yes. The answer to that, is, yes.

MR. ISAACSON: Okay. You talked about the possibility of putting solar panels up on the roof. Possibility. Will these building be constructed to support that much weight?

MR. RONCATI: They would be. But, again, and I don't want to mislead anyone, we're not proposing that, but what I found with this client, is that if there's something sustainable that's reasonable and cost effective to do, they have considered it.

MR. ISAACSON: Also, the dumpster that you had by the restaurant area, how is that going to be emptied? I mean is there any way --
because it seemed like, according to the plan, that there was no truck access to get to that dumpster.

MR. RONCATI: We have -- you're saying restaurant area. I assume you are talking about the -- the two dumpsters that are near retail building D and theater E.

MR. ISAACSON: Right. I think it's actually, you had them by the outdoor eating area, between the outdoor eating area and the building.

MR. RONCATI: There's -- and, again, we're looking at slide 52. This is the site plan. There is one container here, one dumpster location here. And that's accessed from the drive that goes from Vervalen down the east side of the theater, and into that area for pick-up, and then there was one more back on the north side of building D, which is, you know, immediately on the drive aisle for pick-up.

MR. ISAACSON: Okay. So, basically it's just like four or five dumpsters, 8 X 8, for the entire shopping center?

MR. RONCATI: No, these are -- these are -- these three, 1, 2, 3 dumpster locations, are at least 8 X 20. The site engineer has that
dimension. Those are very, very large. The one behind what is now K-mart looks to be 8 X 15. And then of course Whole Foods has a compaction system. So, the need for large massive containers is reduced through compaction. But the restaurant in building D, if there is a restaurant on this end cap, there's a sidewalk that -- a service sidewalk that goes right down to that container. So, they would be able to go out, down a walk, and right over to that container.

MR. ISAACSON: That compaction center is going to need a compactor and an area to store all the compacted materials.

MR. RONCATI: For the Whole Foods?
MR. ISAACSON: Yeah.
MR. RONCATI: That would just be emptied. It would compact and then be emptied by the hauler.

MR. ISAACSON: Right. But how often would they empty it? And where would they store -- I mean you're talking --

MR. RONCATI: Well, typically when a compactor compacts, it's then emptied by the hauler. It's not like a cardboard bailer.

MR. ISAACSON: You mean it could be
like a big container?

   MR. RONCATI: Right.

   MR. ISAACSON: So, it will just get

   compacted into that?

   MR. RONCATI: Right.

   MR. ISAACSON: Could we would go

   back to that slide behind the restaurants where

   the trees are? I mean it just seems like, that

   the trees are going on Closter Commons. And I

   just was curious about that. Yeah, see the way

   how they extend past the black line. And that's

   Closter Commons, correct?

   MR. RONCATI: Well, this would be

   our property line. And the way the landscaper

   rendered this, you're right, the tree looks like

   it overhangs into Closter Commons.

   MR. ISAACSON: Because the trees

   that are above it don't look anything like the

   trees that are those circles.

   MR. RONCATI: Well, graphically

   that's how you depict it. You know, this width of

   this tree, matches the width of this circle. You

   know, these are not large evergreen trees. These

   are deciduous trees.

   MR. ISAACSON: Okay.
MR. RONCATI: So, you know, as maturity, the canopy of this, as depicted, would come over into Closter Commons, we can certainly take this planting location and just push it back and I would say that we could certainly make sure that the trees and the canopy stay within the Closter Plaza property.

MR. ISAACSON: Okay. And one last question regarding the electrical wiring. I thought it was my understanding that any new construction has to have buried wiring, is that correct?

MR. CHAGARIS: I think the site engineer will be able to talk about that.

MR. RONCATI: I don't know the answer to that.

MR. BASRALIAN: That's an issue that's really addressed there. But that's not correct. If you're talking about subdivisions, three or more, that's blocks that require buried line. It doesn't relate to same to commercial properties.

MR. ISAACSON: Well, like I thought if you were going to be demolishing the Whole Foods, and that's a huge user of electric, it
might be good to just bury those lines. I mean if we're concerned about the future of Closter, getting rid of those overhead lines would definitely help. Thank you.

CHAIR LIGNOS: Okay, any other member of the board having a question of this witness?

MS. AMITAI: Did you say board?

CHAIR LIGNOS: I'm sorry. I apologize. No, the board better not have a question of this witness.

MS. AMITAI: I have -- I have --

CHAIR LIGNOS: Any --

MS. AMITAI: When you're done.

CHAIR LIGNOS: I really don't want to open up to the public again, councilwoman, that's the reason I asked for questions from the board, members of the public, any other member of the public have a question of this witness?

Yes, sir.

MR. SEGRETO: Yes, John Segreto. I have a question.

Mr. Roncati, as part of your engagement, did you review the plans that were approved by this board in 2010?
MR. RONCATI: No.

MR. SEGRETO: I'm a little confused about the designation of buildings and what's going to be demolished and not. So, I'd like to ask you some questions about that.

In the prior application the buildings were identified a little differently than you identify the buildings. On your plans you indicate that the K-mart building is retail F, is that correct?

MR. RONCATI: Yes.

MR. BASRALIAN: I don't have any objection to asking any questions about his testimony, but the designation of buildings under the prior application is irrelevant to this one.

MR. CHAGARIS: It was just foundational. That's why he's asking what the designations are for this --

MR. SEGRETO: All right, but with all due respect to Counsel, the Irony's were the prior applicant, and my understanding is that the Irony's still have an interest in our -- our applicants, aren't they?

MR. CHAGARIS: Could you speak louder, please. Could you speak louder, please.
MR. SEGRETO: Yeah, I said, with all due respect to Counsel, the Irony's were the prior applicants, and the Irony's are still the applicants herein. They have an interest in this property, is that correct?

MR. BASRALIAN: They are not the applicants. The applicant is the named party on the application. We've -- we've disclosed who the ownership interests are, as required by law. That's all. They are not the applicants.

MR. CHAGARIS: Regardless -- wait, just a second. Regardless of how it was designated before, why don't you direct your question -- I think because before you were just giving a foundational premise as to why you were asking the questions. So, just why don't you ask the question.

MR. SEGRETO: All right. The K-mart building is a free-standing building, is that correct, sir?

MR. RONCATI: Yes.

MR. SEGRETO: As it exists now. And there's a driveway between the K-mart building and the existing, I guess it was Stop and Shop building, is that correct?
MR. RONCATI: Yes.

MR. SEGRETO: And that Stop and Shop building is going to be demolished, isn't that true?

MR. RONCATI: What was the Stop and Shop building will be demolished in this plan.

MR. SEGRETO: Right. And that existing building has four walls, is that right, that support a roof?

MR. RONCATI: I believe that is correct.

MR. SEGRETO: And each one of those four walls and the roof are going to be removed, isn't that true?

MR. RONCATI: Yes.

MR. SEGRETO: And that will leave building B, before you build the new Whole Foods, with four walls supporting a roof system, isn't that correct, sir?

MR. CHAGARIS: Could you repeat that question, sir.

MR. SEGRETO: Yes. Before the Whole Foods building is constructed, and after the Stop and Shop building is demolished, you will have the retail building B, which you depict on your plans,
with four walls and a roof, correct?

    MR. RONCATI: I am not sure.

    MR. SEGRETO: Well, why aren't you sure? You're the architect, correct?

    MR. RONCATI: Because I haven't gotten into the construction drawings. I don't know if the -- the wall that is there between the two buildings is one independent or two fused walls. That's something that will have to be determined upon a field inspection.

    MR. SEGRETO: You haven't -- you haven't inspected that Stop and Shop building?

    MR. RONCATI: No.

    MR. SEGRETO: Is that the reason why the prior application depicted the Stop and Shop -- the Stop and Shop as --

    MR. RONCATI: I have no idea what the prior application depicts.

    MR. SEGRETO: All right, well, maybe the board will remember this, that the Stop and Shop building was building A and then the rest of that was building B. They showed it as two separate buildings.

    MR. CHAGARIS: Well, that was a different application. Just ask a question about
MR. CHAGARIS: Yeah, but this is a different application. Mr. Segreto, just ask a question about what this man testified and about this application. What prior application occurred or didn't occur. There are different board members. Different applications. Different testimony. This is this application.

MR. SEGRETO: It's the same property and the same buildings, right?

MR. CHAGARIS: Well, it's not -- it's a different application. We're not talking about the property. We're talking about an application.

MR. SEGRETO: I'm talking about the existing buildings. They didn't change.

MR. CHAGARIS: Ask your question, sir.

MR. SEGRETO: Now, there was a building, that protruded into the parking lot in front of the retail building B, and that's going to be removed, correct?
MR. RONCATI: You're talking about the section of the building that currently houses the jewelry store?

MR. SEGRETO: Well, that's what I don't know. That's why I thought it was so much easier in the last application, they denoted that --

MR. CHAGARIS: Well, maybe it was easier but just ask a question about this application.

MR. SEGRETO: I know, but this applicant has building C. So, the question, is --

MR. CHAGARIS: No, just direct your question to this application.

MR. SEGRETO: All right. Well, it's your representation that there's a jewelry store in that building that protrudes -- presently protrudes out into the parking lot?

MR. RONCATI: You're saying protrudes. There's a building now that contains a jewelry store. It used to contain a chocolate store. It's free-standing. In our project it is being removed in its entirety.

MR. SEGRETO: But that was a free-standing building, right? Separate from
building D, that you show on your plans?

MR. RONCATI: Yes.

MR. SEGRETO: And you're removing that building?

MR. RONCATI: Yes. Still.

MR. SEGRETO: Now, your retail building D, makes a right angle, is that correct?

MR. RONCATI: Retail building D, is, I would describe it an "L" shape.

MR. SEGRETO: "L" shape form. Isn't it true that it's actually two buildings connected by a canopy roof?

MR. RONCATI: No, it's one building.

MR. SEGRETO: The top portion of that retail D building, it has four -- four separate walls, is that correct? Which support a roof?

MR. RONCATI: No.

MR. SEGRETO: It doesn't?

MR. RONCATI: No, it has a column frame in the building.

MR. SEGRETO: I'm talking about four exterior walls.

MR. RONCATI: Does it have four exterior walls?
MR. SEGRETO: Yeah. That support its current roof and creates an enclosure, doesn't it?

MR. RONCATI: I'm not sure what you're asking. Building D is an "L" shaped building.

MR. SEGRETO: I'm talking about right now, the top portion of the existing building D.

MR. RONCATI: The top portion, existing building D, has 1, 2, 3, 4 exterior walls.

MR. SEGRETO: Which supports a roof, right?

MR. RONCATI: A portion of a roof of building D.

MR. SEGRETO: And creates an enclosure?

MR. RONCATI: The entire building is an enclosure.

MR. SEGRETO: And you're showing on your architectural plans, a canopy roof, is that correct?

MR. RONCATI: No.

MR. SEGRETO: Well, in one of
your -- in one of your slides you show the plaza
that's in that area --

MR. RONCATI: Correct.

MR. SEGRETO: -- did you not? And
you showed a picture looking through that plaza,
and you can see straight through?

MR. RONCATI: Correct.

MR. SEGRETO: So, there's no
building in the way, right? There's just a canopy
with an opening.

MR. RONCATI: A building has a roof.
It's one building. It's an "L" shaped building
that wraps from where the building was being
removed, the jewelry store, eastward towards
Closter Commons, turns at a right angle, as you
mentioned before, and extends down all the way to
Vervalen, connecting to the theater building. One
structure.

MR. SEGRETO: You're showing it as
one structure on the architectural plans?

MR. RONCATI: Yes.

MR. SEGRETO: And it's your
testimony that the existing condition is one
structure forming an "L"?

MR. RONCATI: As it exists today?
MR. SEGRETO: Yes.

MR. RONCATI: Yeah, it's still -- it's a building today, and it's one building as proposed.

MR. SEGRETO: That part of retail building D that you're showing, that's adjacent to the theater, is it attached to the theater building?

MR. RONCATI: It's adjacent.

MR. SEGRETO: It's not attached?

MR. RONCATI: Structurally, no.

MR. SEGRETO: I'm talking about its current condition.

MR. RONCATI: I believe it's structurally independent.

MR. SEGRETO: And when the improvements are made it's going to continue to be structurally independent?

MR. RONCATI: Yes.

MR. SEGRETO: And you're telling me that the retail building D that's in an "L" shape is going to be structurally dependent in that "L" shape?

MR. RONCATI: I don't know.

MR. CHAGARIS: What was your word,
sir, dependent?

MR. SEGRETO: Structurally dependent.

MR. RONCATI: I don't know how to answer that question. It doesn't make sense to me.

MR. SEGRETO: And the retail building D, that forms an "L", if you take out that canopy roof over the plaza, can both -- can you form two buildings that are structurally dependent of one another? Or do you need that canopy roof to complete?

MR. RONCATI: I don't know how something could be structurally dependent of each other.

MR. SEGRETO: You used the word about being independent. So, I'm talking about being dependent.

MR. RONCATI: I said it was structurally independent. You're mixing words that don't make sense to me now. Structurally dependent -- dependent from each other makes no sense to me.

MR. SEGRETO: All right. If you removed the canopy roof that's over that plaza,
could those two sections of the building stand
dependent of one another?

MR. BASRALIAN: But before you
answer that -- excuse me. Excuse me.

MR. SEGRETO: Are they structurally
independent. I'm sorry.

MR. BASRALIAN: I'm sorry. It's a
hypothetical. And you have to address the plans,
which show building D as one structure, from --
running from north to south and east to west.
And, hypothetically, if you chop the building in
to four pieces you would have four buildings. But
that's not what the plan shows.

MR. SEGRETO: That's not what I'm
asking.

MR. BASRALIAN: But you're asking a
hypothetical -- to address the board. He's asking
a hypothetical question.

MR. SEGRETO: If you remove --

MR. BASRALIAN: Excuse me. You can
talk, but let me ask. He's asking a hypothetical
question, that if you remove part of it, wouldn't
it be multiple buildings. And that's not what's
on the plan.

MR. CHAGARIS: Mr. Segreto, can you
rephrase your question?

MR. SEGRETO: Yeah. The canopy roof that goes across the plaza, if you remove that, could both parts of retail building D stand independent of one another?

MR. RONCATI: Can you ask that question again?

MR. SEGRETO: Yeah. If you remove the canopy roof that is over that open plaza there, could the two buildings stand independent from one another, from a structural standpoint?

MR. RONCATI: No.

MR. SEGRETO: The canopy roof is needed for them to stand structurally?

MR. RONCATI: It's not a canopy roof. It's an integral part of the building. You're asking if you can excise a portion of a building and make two pieces from it, is that your question?

MR. SEGRETO: I'll withdraw the question. All right. You indicated that you've been working on this project approximately one and a half years, is that correct?

MR. RONCATI: Yes.

MR. SEGRETO: And your engagement
was to create a town center?

MR. RONCATI: My engagement was to be the architect on a repositioning and a renovation of this Closter Plaza.

MR. SEGRETO: All right. Was your goal to create a town center?

MR. RONCATI: My goal was to renovate Closter Plaza.

MR. SEGRETO: You indicated that you were, or you needed to make a striking design, is that correct?

MR. RONCATI: I don't recall saying that.

MR. SEGRETO: Now, you told us about, that you're involved, and your concentration as an architect is with unique retail projects, is that correct?

MR. RONCATI: I don't recall saying that was my concentration.

MR. SEGRETO: Okay. You talked about Lord and Taylor, Elizabeth Arden, Century 21, as being anchor stores that have been in your projects, is that correct?

MR. RONCATI: I did not mention that they were anchor stores in any way. I gave a
description of some of my retail experience.

MR. SEGRETO: Well, would you consider stores like Lord and Taylor, Elizabeth Arden, Century 21, anchor stores --

MR. RONCATI: No.

MR. SEGRETO: -- for a shopping center?

MR. RONCATI: No.

MR. SEGRETO: Are supermarkets the only type of retail stores that would be considered anchor stores?

MR. RONCATI: I don't know what your definition of anchor store is.

MR. SEGRETO: Well then I'm asking what your definition of anchor store is then.

MR. CHAGARIS: Did you use that word anchor stores if your testimony, sir?

MR. RONCATI: I don't believe that I did.

MR. CHAGARIS: I don't think that's really relevant Mr. Segreto.

MR. SEGRETO: It's not relevant?

MR. CHAGARIS: No, he didn't use that word in his testimony.

MR. SEGRETO: Is the Whole Foods
store that you proposed an anchor store for this
shopping center?

MR. RONCATI: I think it's an
important component of this center.

MR. SEGRETO: But it's not an anchor
store?

MR. RONCATI: Again, not knowing
what your definition of anchor store is, it's hard
to answer the question.

MR. SEGRETO: Are you telling me --
are you telling me, as an architect, you never
heard the term, anchor store?

MR. RONCATI: I didn't say I didn't
hear the term. I said I don't know what your
definition is. If you would like to tell me what
your definition is I could --

MR. SEGRETO: Don't worry about me.
I want to know -- you tell me what your definition
of an anchor store is.

MR. RONCATI: I don't have one.

MR. SEGRETO: You don't have one?

MR. RONCATI: No.

MR. SEGRETO: Now, you told us that
you and your design staff did a study of Closter.
Do you remember telling us that?
MR. RONCATI: Yes.

MR. SEGRETO: Was that a written study?

MR. RONCATI: No.

MR. SEGRETO: I guess your design people did research and then reported back to you?

MR. RONCATI: We did it collectively and independently. It was mostly photographic and verbal. And we presented the photographs in our -- in my presentation at the last hearing.

MR. SEGRETO: Well, what were your conclusions about Closter? What were your conclusions in that study?

MR. RONCATI: They have not changed since my last presentation. Stayed the same.

MR. SEGRETO: I don't know. You told us about the study, but you didn't tell us what your conclusions were. What I'm asking you, is, what were your conclusions about Closter?

MR. RONCATI: I believe in my testimony I stated what our conclusions were. If you have a question about a specific statement that I made?

MR. SEGRETO: No, because I take very good notes, sir. And I didn't hear any
conclusions about your study. And that's why I'm asking the question, because you told us you did a study, but you didn't tell us what your conclusions were. What did you conclude about Closter as it related to your design of this project?

MR. RONCATI: Well, those are two separate things. Which one are you asking me about?

MR. SEGRETO: I'm asking you, 1, what your conclusions were, and how did you take those conclusions and use them to design the project.

MR. RONCATI: My conclusions, after looking closely at all the buildings in town, mostly in the downtown commercial corridor, concentrating on those areas, and surrounding this property, including properties along Homans, the golf driving range, Closter Commons, downtown proper, as I depicted in my presentation, was that there was a rich variety of architectural styles, and there wasn't a dominant esthetic in the community.

MR. SEGRETO: Now, you indicated that food is going to be the driving force in the
redevelopment of the Closter Plaza, is that correct?

MR. RONCATI: I don't know if I used those exact words. But I said that the incorporation of food and restaurants was going to be an important component of this reimagined center.

MR. SEGRETO: All right. And the applicant is stipulating that the maximum amount of square footage for the restaurant will be 20,000 square feet, is that correct?

MR. RONCATI: Yes.

MR. SEGRETO: But you'll agree with me, that the parking requirements for restaurants concerns the number of seats, and it concerns a number of employees, isn't that true?

MR. RONCATI: Yes.

MR. SEGRETO: Well, how does this board know how many seats there's going to be in this 20,000 square feet, how many employees there's going to be? How did they calculate the parking requirement when they're looking at these variances for parking?

MR. RONCATI: I didn't provide any testimony on the parking requirements of the
proposed facility.

MR. SEGRETO: You didn't answer --
you didn't answer my question.

MR. CHAGARIS: Well, could you
repeat the question, sir.

MR. SEGRETO: Yeah. The question
is, that you're proposing 20,000 square feet, and
the parking requirement concerns seats and
employees. The question is: How does the board
determine what the requirement would be for
parking for your 20,000 square feet of restaurant
space?

MR. CHAGARIS: I think he said that
the traffic engineer is going to be talking about
that.

MR. BASRALIAN: Yes, in addition --
in addition, the application sets forth the ratio,
the number of seats, the employees, and the
parking requirements. And that's set forth in the
application. This -- this witness did not testify
about the parking at all.

MR. SEGRETO: So, I have to ask the
traffic engineer, is that correct?

MR. CHAGARIS: Yes, sir.

MR. SEGRETO: Now, you indicated
restaurants are important to Edens, right? They play -- they play a major role --

MR. RONCATI: Yes.

MR. SEGRETO: -- in shopping centers. Do they have a commitment from any restaurant chains for this shopping center?

MR. RONCATI: Not that I know of.

MR. SEGRETO: Isn't it true that the only commitment they have is from Whole Foods?

MR. RONCATI: Not that I know of.

MR. SEGRETO: They don't have a commitment from Whole Foods?

MR. CHAGARIS: Your question was:

Was that the only commitment. And he said that's not what he knows.

MR. SEGRETO: They have a commitment from Whole Foods, is that correct?

MR. RONCATI: I've been advised that they have a commitment from Whole Foods.

MR. SEGRETO: Do they have a memorandum of lease or do they have a signed lease?

MR. BASRALIAN: Excuse me. That's not within the scope of what he testified to at all.
MR. CHAGARIS: Sustained.

MR. SEGRETO: He testified that there's going to be a Whole Foods. And I can't ask him questions about how there's going to be a Whole Foods?

MR. CHAGARIS: He designed it for a Whole Foods. But he didn't testify about any lease or memorandum of a lease or what is contained in the lease, or anything of that sort.

MR. SEGRETO: And I can't ask the architect if he knows of any?

MR. CHAGARIS: Right.

MR. SEGRETO: All right. You talked about public spaces being very important, is that correct?

MR. RONCATI: Yes.

MR. SEGRETO: And the public spaces depicted on your architectural plans are plazas, is that right?

MR. RONCATI: They're outdoor spaces, yes.

MR. SEGRETO: All right. Other than the plazas are there any other public spaces?

MR. RONCATI: I'm sorry, sir, could you please repeat that.
MR. SEGRETO: Other than the plazas are there any other outdoor public spaces?

MR. RONCATI: No.

MR. SEGRETO: Do you have any idea of the plans that were approved in 2010, how many square feet -- how much square feet of plazas that approved plan had?

MR. RONCATI: As I mentioned earlier, I had not reviewed those drawings.

MR. SEGRETO: All right. I want to talk about each of the plazas that you have on your architectural plans.

CHAIR LIGNOS: If we may, I think the board needs to take a break. Our court reporter needs to take a break. Let's take a ten minute recess. We will pick it up again at 10:30.

Mr. Segreto, do you have an idea of the time frame of your questioning?

MR. SEGRETO: No, I don't. It seems like a lot of questions can't be answered so it might go quick.

CHAIR LIGNOS: The time now is 10:22.

(A recess was taken.)

CHAIR LIGNOS: The time now is 10:32.
and this hearing is back in session. I am -- I have gotten a general feel from the board, Mr. Basralian, we're going to wrap this up this evening at around 11:00 because we have to be right back here for a repeat performance tomorrow night. And, although we are very high paid individuals at these positions, I think we got to get some sleep to go to our day jobs and do it again tomorrow night. So, let us continue.

Mr. Segreto was asking questions of the witness, and Mr. Segreto, if you would be so kind as to continue where you left off.

   MR. SEGRETO: All right. Thank you, Mr. Chairman. All right, I was asking about the plazas, the public spaces. And I'm looking at your first sheet, sir, and there's the plaza indicated in front of retail F. It's at the corner of the Whole Foods building and the retail F building. Do you see that plaza?

   MR. RONCATI: There are two separate plazas, one by the theater and one by Whole Foods.

   MR. SEGRETO: No, I'm talking about retail F. The plaza that's at the corner of retail F and retail A.

   MR. RONCATI: I thought you said
theater. I'm sorry. Yes.

MR. SEGRETO: All right. What's the
size of that plaza? In square feet.

CHAIR LIGNOS: Mr. Roncati, if you
would be kind enough, once you locate it, to also
show it -- yeah, laser pointer please, for the
board.

MR. RONCATI: Sure. I believe we're
talking about this plaza here.

MR. SEGRETO: Yeah, that's the plaza
I'm talking about. Exactly.

MR. RONCATI: That's to the west of
Whole Foods entrance.

MR. SEGRETO: Right. All right.
I'm only a lawyer but --

MR. RONCATI: It's approximately
2,500 -- I'm sorry, 2,200 square feet.

CHAIR LIGNOS: Now, you mentioned
two of them, Mr. Segreto. Which one was the other
one?

MR. SEGRETO: No, no, no, I want to
talk about them one at a time.

CHAIR LIGNOS: Okay.

MR. SEGRETO: All right. That's
2,200 square feet. And there seems to be some
amenities there. What's -- what's there on that plaza?

MR. RONCATI: Seating and benches and landscaping.

MR. SEGRETO: All right. How much seating is provided there?

MR. RONCATI: It's undetermined at this time.

MR. SEGRETO: How many benches are there?

MR. RONCATI: I don't know.

MR. BASRALIAN: Excuse me. I don't want to stop him from asking his questions, but these would be properly addressed to the engineer, who can give more precise details on -- on square footage. Not this witness, who talked about plazas in the development of the shopping center, but didn't go into detail about their size and dimensions. The next witness will be the engineer, hopefully and you can ask all those questions of him.

MR. SEGRETO: He talked about the important goals creating public spaces. He talked about the plazas. He showed us how beautiful the plazas are going to be, and then when I want to
ask questions about the plaza I can't ask
questions about the plazas?

MR. BASRALIAN: No, I'm only
relating to the square footage since the
calculation comes from the engineer.

MR. CHAGARIS: He didn't talk about
the square footage.

MR. BASRALIAN: I -- didn't talk
about the square footage. He can talk about the
design of the plaza and what is proposed.

MR. SEGRETO: I know but these
architectural plans are to scale, aren't they, sir?

MR. RONCATI: Yes.

MR. SEGRETO: And you did the plans?

MR. RONCATI: I did the
architectural portion and worked with Omland on
the site integration.

MR. SEGRETO: Right. Which includes
these plazas that you're showing.

MR. RONCATI: They're technically
part of the site plan. But they are on my drawing
as it relates to coordination between architecture
and site.

MR. SEGRETO: Right. And they're
drawn to scale, correct?

MR. RONCATI: Yes.

MR. SEGRETO: All right. And this plaza is not going to be built in phase I. This plaza is going to be built in phase II, isn't that correct?

MR. RONCATI: No. This will be built in concert with the Whole Foods. It will then be modified and enlarged in phase II.

MR. SEGRETO: Well, this first page of your architectural plans, you're showing what the K-mart building is going to look like after phase II, aren't you? Because you're removing the whole front portion of the K-mart.

MR. RONCATI: Yes. So, as I said, it will be constructed, and then later in phase II it will be enlarged and modified.

MR. SEGRETO: All right. But how can it be constructed in phase I, when the K-mart building is going to occupy the very space where that plaza is located?

MR. BASRALIAN: Just for clarification, Mr. Segreto, there are two plazas on the plans, one to the right of Whole Foods or to the east of Whole Foods, which I believe you’re
talking about, and there's a second one to the
left, or to the west of Whole Foods. If you would
ask the question as to which will be built when, I
think that would be -- elicit the response you're
looking for.

MR. SEGRETO: I know. But the
gentleman used his pointer to point to the plaza
that we're talking about, and I continue to talk
about that same plaza. I don't know why there's a
problem. That's the plaza I'm talking about.

MR. RONCATI: A portion -- my answer
was, a portion of that plaza will be constructed,
and then when phase II happens it will be expanded
and modified to a dimension of approximately 50 X
47 in depth to an area of approximately 2,200
square feet in phase II. It will not be that
large in phase I.

MR. SEGRETO: Do you know when phase
II will be constructed?

MR. RONCATI: No.

MR. SEGRETO: Do you know when the
K-mart lease expires?

MR. RONCATI: I do not.

MR. SEGRETO: You'll agree with me,
at the end of phase I there's going to be retail
footprint on this plan of in excess of 219,000 square feet, isn't that true?

MR. RONCATI: Yes.

MR. SEGRETO: And if you include the 3,000 square foot mezzanine in the Whole Food store there will be 222,000 square feet of retail, isn't that correct?

MR. RONCATI: I have no knowledge of a mezzanine.

MR. SEGRETO: You'll agree with me, however, that at the end of phase I of this project, and before phase II is completed, you will have an increase in the retail square footage from roughly 211,000 to 219,000, isn't that correct?

MR. RONCATI: Yes.

MR. SEGRETO: And aren't you increasing the intensity of the retail use as of the end of phase I?

MR. RONCATI: There will be an increase in the retail square footage.

MR. SEGRETO: All right. And you're not prepared to say that it's an increase in the intensity of the retail use?

MR. RONCATI: No.
MR. SEGRETO: All right. I want to move then to the plaza on the other side of the Whole Foods.

MR. RONCATI: This one right here, Mr. Segreto?

MR. SEGRETO: Yes. I think you identified that as being the main plaza in the shopping center, is that correct?

MR. RONCATI: Yes, I did, yes.

MR. SEGRETO: What is the square footage of that plaza?

MR. RONCATI: Approximately just shy of 5,000 square feet.

MR. SEGRETO: And, again, you're showing various amenities in that plaza. Looks like there's planters there, is that correct?

MR. RONCATI: There are landscaped planters. There are tables and chairs. There are benches, trash receptacles. And, if you ask me for each of the plazas, we might be going through, the answers would be the same for all of them. So, all of the things that I just mentioned are consistent in each and every plaza that is being proposed.
MR. SEGRETO: Well, you calculate that plaza as being 5,000 square feet. How far are you going?

MR. RONCATI: I said it was less than 5,000, but close.

MR. SEGRETO: Right.

MR. RONCATI: And I've taken it from the edge of Whole Foods, back to the third setback where we were showing site furniture. Setback in the building.

MR. SEGRETO: All right.

MR. RONCATI: So, if I could point, without vibrating too much, from the eastern edge of Whole Foods, and the plaza ends at the third one, two, third jog, as there was proposed seating in this area also.

MR. SEGRETO: That's fine. And then if you continue along with that in front of the building that's retail B, do you consider that to be plaza in front of what's --

MR. RONCATI: Where I'm on indicating on my exhibit here?

MR. SEGRETO: Yes. Again, same site furniture, landscape materials, seating, benches. That is approximately 2,800 square feet with a
depth of almost 30 feet at its maximum point. And I took that to a length of 120 feet back from this corner, back 120 feet, and it varies in depth. And then you have another plaza at the corner of retail building B near the driveway, is that correct? Is that included in your 2,800 that you just gave us?

MR. RONCATI: I'm not sure where you're referring to.

MR. SEGRETO: All right, I'm referring to the edge of retail building B, and there's a driveway out to Homans.

MR. RONCATI: That is the plaza we've been discussing, yes.

MR. SEGRETO: All right. So, that plaza in front of the corner of that building is included in the 2,800.

MR. RONCATI: That is the plaza, period.

MR. SEGRETO: All right. Then I want to move down in the "L" shape building that you call retail building D, there is another plaza, is that correct?

MR. RONCATI: Yes.

MR. SEGRETO: And how many -- how
many --

MR. MADDALONI: Can you highlight that?

MR. RONCATI: That plaza is here, in the "L" shape of the building. So, it is this area here, goes to the edge of the building, and then follows down towards Vervalen to the south, along this edge, but does not include the private public restaurant space at the rear --

MR. SEGRETO: All right, let's talk about --

MR. RONCATI: -- on the other side of the building.

MR. SEGRETO: Right. Let's talk about that area where you indicate you think there's going to be a restaurant, or you hope that there's going to be a restaurant, with restaurant seating, is that correct? That's not going to be open to the public?

MR. RONCATI: Well, it's open to the public because anybody from the public could patronize the restaurant. So, yes, it is open to the public.

MR. SEGRETO: You indicated that you believe Rudy's Pizzeria is going to remain in the
shopping center?

MR. RONCATI: I have been advised that they are remaining, yes.

MR. SEGRETO: All right. So, someone who's going to the shopping center, goes into Rudy and gets a couple of slices and a soda, they can't walk to that seating behind where you think the restaurant is going to be, and sit down and have Rudy's Pizza and that soda, that's going to be reserved for customers of the restaurant, isn't that correct?

MR. RONCATI: It's open to the public, and patrons of the restaurant, yes, I agree with you.

MR. SEGRETO: I know. But the example I just gave is that I can't get a couple of slices at Rudy's --

MR. BASRALIAN: He just responded by saying he agrees with you.

MR. SEGRETO: All right. Very good. So, we don't consider that to be plaza public areas, correct?

MR. RONCATI: I consider it to be a public area. I don't consider it one of the plazas that we've been discussing, no.
MR. SEGRETO: All right, that plaza that we're discussing in the -- near the "L" shaped retail D building, what's the square footage of that plaza?

MR. RONCATI: Approximately 4,400 square feet.

MR. SEGRETO: And that's from building to curb, correct?

MR. RONCATI: Well, it's curb -- the curb is radius'd. So, it has a maximum dimension of approximately 50 feet, by approximately 45, and then most 100 feet in length. But it's an odd shape. So, it's not easy to describe.

MR. SEGRETO: Are there going to be planters at that curbed edge to separate the public from cars that will be traveling in the parking lot?

MR. RONCATI: They're not depicted. Those type of -- those type of landscape planters were depicted elsewhere. They've not been depicted here. And I think that has a lot to do with some of the other site fixtures, small lawn area, and the location of the seating. But there's no requirement to have landscape planters.

MR. SEGRETO: I'm not talking about
the requirements. I'm talking about, you, as the architect, what are you planning on doing to separate the public, who are in those plazas, from the macadam where cars are driving?

MR. RONCATI: You're talking about in general, or specific to this specific plaza?

MR. SEGRETO: I'm talking about -- let's talk about in general.

MR. RONCATI: There's a curb.

MR. SEGRETO: Other than that, you're not going to have anything that separates it?

MR. RONCATI: Well, no, I've already said that in some cases there are landscape planters.

MR. SEGRETO: And in other cases there's not?

MR. RONCATI: Other case there's the curb.

MR. SEGRETO: All right. Other than -- let's move down the project, and other than that plaza, is there another plaza?

MR. RONCATI: Yeah, there is a plaza that is along Vervalen between building D and Vervalen, and in front of the movie theater. That
has an area of approximately 10,000 square feet.
And, again, similar seating areas, landscape,
trees, site furniture, benches, tables, chairs.

MR. SEGRETO: All right, is there a
centered landscaped area in that -- in that plaza?

MR. RONCATI: Center?

MR. SEGRETO: Well, I see -- I see
a --

MR. RONCATI: There's lots of
landscaping. It's spread around. It's a U-shaped
plaza. It's somewhat linear and wrapping in a
U-shape so --

MR. SEGRETO: All right. Right near
the -- right near that entrance off Vervalen, is
there a -- is there a part of a building there?

MR. CHAGARIS: Could we have a
proffer --

MR. RONCATI: I'm sorry, I should be
pointing.

MR. CHAGARIS: Mr. Segreto, could we
have a proffer as to what you're -- where you're
going with the redescription of the plazas? In
other words, you testified as to the plazas, and
now he testified as to the description of plazas.

MR. SEGRETO: No, I moved on to this
plaza, and I can't ask questions about what this plaza has --

    MR. CHAGARIS: I know, but he's already testified about them. Do you have a point that you're trying to make with your questioning?

    MR. SEGRETO: Yeah, I'm trying to establish how much square footage --

    CHAIR LIGNOS: Can we just ask that question then so we can get to that point? Because I think we're just getting into retestifying again.

    MR. SEGRETO: Retestifying?

    CHAIR LIGNOS: Yeah. In other words, he's already put this on the record. At least I have heard it. And now I'm hearing it for the second time.

    MR. SEGRETO: We have -- we have no testimony about the square footage of plazas. And in the last application this board asked many, many questions, and was very --

    CHAIR LIGNOS: Again, I don't know about the last board --

    MR. SEGRETO: I know, sir, but can I just answer -- very concerned about the size of the plazas. And it's my recollection that -- it's
my recollection that as the — as the application progressed you got more and more plazas, because that's what the board was concerned with. And he did not testify about the size of all the plazas. The board didn't ask any questions about the plazas. And now I'm asking about the size of the plazas and the public spaces.

MR. BASRALIAN: I'd like to deject that it was in his original testimony, in Mr. Roncati's testimony, that he talked about the square footage of the respective plazas. So, it's already in the testimony. And there's no reason to repeat it. If there are specific questions about them, then ask those questions, rather than the square footage all over again.

MR. SEGRETO: He only mentioned one plaza that he said was approximately 5,000 square feet.

MR. CHAGARIS: Well, the record — the record will speak for itself. But are you challenging him on any questions about the plazas?

MR. SEGRETO: No, I'm just asking him questions about his architectural plans and about the project.

MR. CHAGARIS: Yeah, but it's a
repta -- you know, you can ask him questions but
--

MR. SEGRETO: It's not repetitive, come on.

MR. CHAGARIS: Yeah, it is. The record will speak for itself. Mr. Basralian identified it. This witness identified it. The chairman identified it. So, can you get to your questions.

MR. SEGRETO: Other than the plazas that you and I have just talked about and their size, is there any other public plaza areas on the project?

MR. RONCATI: No.

MR. SEGRETO: Now, you were the author of the 2012 plans that were submitted to this board, isn't that correct?

MR. BASRALIAN: No. If you're asking him -- ask him what specifically what plans. A lot of plans were submitted to the board.

MR. SEGRETO: Well, the plans that were submitted with the 2012 application.

MR. BASRALIAN: Are you asking about the architectural plans? The engineering plans?
MR. SEGRETO: Yes, of course the architectural plans I'm asking about. He's the architect. Did you do the architectural plans?

MR. RONCATI: Yes.

MR. SEGRETO: And you'll agree with me that those plans contained a retail building G --

MR. BASRALIAN: Excuse me, I'm going to object because those plans are not before the board. I have no objection to you asking the question whether he was the architect. But I do about the details of those plans.

MR. CHAGARIS: Sustained.

MR. SEGRETO: I can't ask him whether or not they had a retail building G where they're now proposing a subdivision?

MR. CHAGARIS: No. I sustained the objection. Do you have another question, sir?

MR. SEGRETO: Yes. Can you tell me why that retail building G was removed and now it is being proposed to subdivide that property?

MR. BASRALIAN: I object to the question.

MR. CHAGARIS: Sustained.

MR. SEGRETO: All right, you
indicated that one of Edens principles was to create a third place. Do you remember that testimony?

MR. RONCATI: Yes, sir.

MR. SEGRETO: And do you think that you met Edens criteria in creating a third place with these plazas?

MR. RONCATI: Yes.

MR. SEGRETO: It looks like you're proposing around 23,000 square feet of plazas, is that correct?

MR. RONCATI: I didn't add them up.

MR. SEGRETO: Well, I just added them up. Is that approximately what your believe your architectural plans depict?

MR. CHAGARIS: What's your question? The plans speaks for themselves. And we went through this. What is your question about how ever many square feet there are there.

MR. RONCATI: About 24,000 square feet.

MR. SEGRETO: All right. And the lot is approximately -- now that it's being subdivided, 637,000 square feet, is that correct?

MR. RONCATI: I don't know.
MR. SEGRETO: You don't know what
the lot size is?

MR. RONCATI: Not in front of me
right now, and I didn't testify to that.

MR. SEGRETO: Do you have any
courtyards with gardens on your plans?

MR. BASRALIAN: Excuse me, the plans
speak for themselves. You've just gone through
all the plazas. The plans speak for themselves.

MR. CHAGARIS: Whatever is there is
there.

MR. SEGRETO: There's no gardens?

MR. CHAGARIS: You don't have to
answer the question. The plans are what they are.

MR. SEGRETO: Now, you said that
Edens is environmentally sensitive, is that
correct?

MR. RONCATI: I believe they have an
interest in sustainable and environmentally
sensitive practices, yes.

MR. SEGRETO: Are you're not
providing any green roofs, right?

MR. RONCATI: No.

MR. SEGRETO: And you're not
proposing to recycle any of the storm water?
MR. RONCATI: No.

MR. SEGRETO: You're only proposing a white roof, right, on the Whole Foods?

MR. RONCATI: We're not only providing that, no.

MR. SEGRETO: Other than the new mechanicals that are going to be energy efficient, what other environmentally sensitive or green --

MR. BASRALIAN: Again, the testimony was already in the record about that. And, again, tonight he went over the same thing. There was a question directed to him by the chairman about environmentally sensitive sustainability. He has already answered that.

MR. SEGRETO: Other than the white roof and the now energy efficient mechanicals, are there any other --

MR. RONCATI: No more than I've mentioned before, no.

MR. SEGRETO: All right. Now, you talked about the Cross Hill project in South Carolina, that's an Eden's project that has a Whole Foods, is that correct?

MR. RONCATI: Yes.

MR. SEGRETO: Do you know the size
of the Whole Foods in that project?

MR. RONCATI: No, I do not.

MR. SEGRETO: And you talked about four other Edens centers that have Whole Foods. And you used this word, as the anchor, do you know the size of those Whole Foods?

MR. RONCATI: No, I don't.

MR. SEGRETO: The Whole Foods that's being proposed in this plan is a little over 41,000 square feet, right? Building footprint?

MR. RONCATI: Yes.

MR. SEGRETO: And you told us you don't know anything about there being a mezzanine, right?

MR. RONCATI: No, I don't.

MR. SEGRETO: All right. Did Whole Foods specifically state they needed a 41,256 square foot retail building?

MR. RONCATI: My client, Edens, provided me with the footprint that they wanted me to incorporate.

MR. SEGRETO: So, Edens selected the size, as far as you know?

MR. RONCATI: I didn't say that.

MR. SEGRETO: Is there any magic to
the 41,250 square feet?

MR. BASRALIAN: He's already testified -- excuse me, about the square footage that's there, and that's what he's provided for. There's nothing about -- there's nothing magic to testify about.

CHAIR LIGNOS: Anything else, Mr. Segreto?

MR. SEGRETO: Yes.

CHAIR LIGNOS: Could you please move along, please.

MR. SEGRETO: Mr. Chairman, you know, his direct testimony was not even question/answer. It was three hours of a monologue, plus additional testimony tonight. I think I've been asking questions for maybe 35 minutes.

CHAIR LIGNOS: It's not the ques -- it's not how many minutes of questions that you're asking questions. You're asking questions that have already --

MR. SEGRETO: I know. I mean you guys are never interested in the -- never interested in my questions. I understand that.

CHAIR LIGNOS: If you don't cut me
off -- if you don't cut me off, I'll be more than
happy to explain what my problem is.

    MR. SEGRETO: All right.

    CHAIR LIGNOS: The problem, is, that
we're asking questions that were asked before.
And I'm -- I'm starting to wonder whether there's
a reason for that.

    MR. SEGRETO: Well, what do you
think the reason is?

    CHAIR LIGNOS: I don't know. I just
wonder what the reasoning is because we're asking
questions that have been asked before.

    MR. SEGRETO: Well, I'm here to do a
job, sir, and I'm here to do my cross-examination.
And if you think --

    CHAIR LIGNOS: Please go ahead and
do it.

    MR. SEGRETO: -- my
cross-examination is not relevant, or I'm taking
too much time, you can do whatever, you know, you
want to do.

    MR. CHAGARIS: Why don't you ask
your question.

    MR. SEGRETO: All right. Well,
that's what I'm trying to do.
Now, on much of your slides that depicted the plazas, I don't see any trees or bushes. I see mainly concrete structures. Now, is the applicant planning on putting in trees and bushes in those plaza areas?

MR. RONCATI: I don't know what you mean by concrete structures to begin with, and my answer, is, yes, there is a lot of landscape elements in these areas. Including a lawn in one of them. A green lawn.

MR. SEGRETO: All right. I was asking about, you know, green gardens and green lawns. And I wanted to find out where in the plazas they're depicted. Because I didn't see them.

MR. RONCATI: A lawn is not a garden. When you kept saying garden, I thought you were talking about like a tomato garden.

MR. CHAGARIS: Yeah, I think also there's a landscape architect who will be testifying to that. So maybe your questions would be better posed to that witness.

MR. SEGRETO: All right. Now, in the plaza that you depict at the corner, or the end of the retail B building, in your slide
presentation you show that there was a bakery there. And you show people in the front of that bakery using that plaza. Is that going to be like the outdoor seating behind the restaurant, that is not open to the public, but open to patrons of, let's say a bakery, or another type of food use that's going to be there?

MR. RONCATI: I believe my testimony was that we were depicting a bakery, but it was simply a placeholder, and that it wasn't necessarily a bakery. Whether it's food or not, that plaza will have seating for the general public and be usable by everyone.

MR. SEGRETO: Now, on the back corner of retail building B you showed that the building facade, and this is what your words were, will look pretty, same as the front of the building. Do you remember that testimony? Because you're going to wrap around and use the same type of architectural amenities, and wrap it around to the back of that portion of the building?

MR. RONCATI: I remember testifying that I wanted the board to understand that we weren't treating the Homans Avenue side like the
rear of a building, and not addressing it esthetically. And I remember testifying that Homans Avenue was no longer the back, or a service road. That was actually now a viable and busy street, and that we took care to make this elevation, and these facades, have architectural treatment that was somewhat consistent with the front, in terms of its pallet of materials.

MR. SEGRETO: Right. But that -- those architectural amenities stop at a certain point around that corner, correct?

MR. RONCATI: No. They run the whole entire facade.

MR. SEGRETO: Can you pull up that -- that slide that has back corner that you showed us?

MR. RONCATI: Sure. You're referring to the color rendering?

CHAIR LIGNOS: It's the one before.

MR. BASRALIAN: You just had it up.

CHAIR LIGNOS: You passed it.

MR. SEGRETO: Yeah. You had an elevation. Yeah, but you had an actual color rendering that showed elevations with all the amenities, showed people walking in and out of it.
MR. RONCATI: Are you talking about a 3-dimensional rendering? Not a 2-dimensional color rendering like this, correct?

MR. SEGRETO: Yeah, I guess -- I guess you referred to it as 3-dimensional.

MR. RONCATI: Okay. To answer your question, you can see in this rendering, which is slide 23, that there is a consistent use of the pallet of materials on the back of the building.

MR. SEGRETO: Right. I see that. But in that rendering you don't show how there's going to be loading zones right back there where you depict on your plans you have loading zones.

MR. RONCATI: Loading zones are just striped areas on the pavement. They have nothing to do with the architecture of the building.

MR. SEGRETO: All right. And that -- that type of facade with those architectural amenities is going to continue the entire length of retail building B?

MR. RONCATI: Yes. And I agree with you, that it's a consistent treatment of materials and esthetics.

MR. SEGRETO: Right. And is that going to continue for the back of the Whole Foods
building?

MR. RONCATI: Yes. The same materials. What you see in that rendering would be consistent through the back. They would change. Just like the front does. But there's that consistent pallet of materials, as depicted, not only on this rendering, but two other slides, and two other submissions, which are the black line elevation drawings, and then the colored 2-D elevations that depict the colors and the textures that will be on that wall.

MR. SEGRETO: Do you have a similar type of rendering to show the back of the Whole Foods and how that's going to be treated?

MR. RONCATI: No. We didn't render every portion of the building or of the -- of the entirety of the center.

MR. SEGRETO: And do you have a rendering of what the back of the K-mart building is going to look like?

MR. RONCATI: Yes.

MR. SEGRETO: And the materials --
MR. BASRALIAN: We've already -- excuse me. Excuse me. We did already go through this. There was an elaborate amount of discussion
about the rear of -- or the area facing Homans Street, the treatment and the pallet, and we went through that. Unless there are questions specifically about the materials that wasn't discussed here, it's already been testified to.

MR. SEGRETO: Well, I heard testimony about it being painted masonry, and that you're going to strip the paint and repaint it. And that doesn't sound to me like the same kind of treatment that's being shown in this rendering.

MR. RONCATI: It is. It is consistent, yes, with the rendering.

MR. SEGRETO: That's why I'm asking the question.

This rendering doesn't show refaced, repainted masonry, does it?

MR. RONCATI: Yes, it does.

MR. SEGRETO: It does?

MR. RONCATI: Mm-mm.

MR. SEGRETO: And it also shows ivy growing up the walls?

MR. RONCATI: Yes, it does.

MR. SEGRETO: And that's what it's going to look like behind the Whole Foods?

MR. RONCATI: I didn't say there was
ivy behind the Whole Foods. But I said that it
does show those items that you just mentioned. I
answered in the affirmative, yes, it does show
those materials.

MR. SEGRETO: Do you have those --
do you show any -- any elevation of the back of
Whole Foods that shows how, what the loading zones
of the loading docks and zones will look like?

MR. RONCATI: Yes. But no different
than what I presented at my last presentation.

MR. SEGRETO: Well, I don't know
what that means. Do you have one so that I can
see it right now?

MR. RONCATI: It means that it
hasn't changed since my last presentation.

MR. SEGRETO: Well, I don't know
what that means.

MR. CHAGARIS: Well, what he means
is that whatever the plans are the plans are.

MR. SEGRETO: I know, but what does
that mean, Arthur? I want to see it for myself.
I don't have a recollection of seeing it.

MR. CHAGARIS: I don't know what it
means. It's what the architect presented. If you
have a question about what the drawing shows --
MR. SEGRETO: Yeah, I want to see --
I want to see his rendering of the -- of what the
back of the Whole Foods looks like.

MR. CHAGARIS: Well, you had an on
opportunity to look at them from the public
record. He doesn't have to show you his drawings.
Point something to him that's in the record and
ask him a question about it. He's not here as
your witness. Unless you want to make him your
witness, you can do that, but he presented
testimony --

MR. SEGRETO: How do I make him my
witness, Arthur?

MR. CHAGARIS: Then you can vouch
for his credibility and his testimony.

MR. SEGRETO: Oh, please.

MR. CHAGARIS: So, if you have a
question about a drawing that's in your record,
ask the question. But you can't direct this
person to show you something. You show him what
you want to ask a question about. Do you have any
idea how much longer you're going to be,
Mr. Segreto?

MR. SEGRETO: I'm looking at my
notes.
MR. CHAGARIS: I know you're looking at your notes, but my question was: Do you have any idea how much longer you're going to be?

MR. SEGRETO: No, I don't.

CHAIR LIGNOS: If that's the case then, it's after 11 at this point. We're gonna -- we're gonna conclude here for tonight, and we ill pick up at this point tomorrow at 8:00.

MR. BASRALIAN: Yes. Would you just please announce again that it will be 8 p.m. tomorrow night, and no additional notice is required.

CHAIR LIGNOS: Right. 8 p.m. tomorrow night and there will be no additional notice.

Members of the board, chairman will entertain a motion that we adjourn for this evening.

MR. MADDALONI: Motion.

CHAIR LIGNOS: Motion is made by Dr. Maddaloni. It's seconded by Ms. Isacoff.

All in favor.

THE BOARD: Aye.

CHAIR LIGNOS: I see no objection. I hear no objection. And, therefore, this meeting
is now adjourned at 11:06.

(Meeting concluded.)
CERTIFICATE

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.

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