

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Work Session Meeting**  
Wednesday,  
September 2nd, 2020  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
September 2nd, 2020

Dr. Maddaloni, Chairman called the **Zoom Virtual** Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on September 2nd, 2020 to order at 8:06 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.

Dr. Maddaloni invited all persons present to join the Board in reciting the Pledge of Allegiance.

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

Mayor Glidden- (present; however was having difficulties with audio)

Councilwoman Amitai

Dr. Maddaloni-(Chair)

Mr. Pialtos-(Vice-Chair)

Ms. Heymann- (present, however had difficulties with audio)

Dr. Barad

Ms. Batool

Ms. Ferullo-(Alt#1)

Mr. Wong- (Alt # 2)

Mr. King- Board Attorney

Mr. DeNicola-, Boswell Engineering

Rose Mitchell, Planning Board Coordinator

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

Ms. Brewster

Mr. DiDio

Dr. Maddaloni read correspondence list. Ms. Mitchell spoke of correspondence regarding B.C. soil conservation approval for 93 Piermont Road

Dr. Maddaloni opened meeting to the public. There were no comments at this time.

Motion was made by Dr. Barad & seconded by Ms. Batool to approve minutes of 06-03-20. All present were in favor of approval

Item # 1

Block 1807, Lot 3

21 Piermont Road

Application # P-2020-06

Applicant: Frankel

Attorney: N/A

Mr. King swore in Austin Frankel of 21 Piermont Road, to speak on behalf of Andrew & Donna Frankel (Homeowners of mentioned). Mr. Frankel spoke of the flag lot and the shape and the

unusual lot size of the property. Mr. Frankel spoke of the portion of the fence which was approved by the Zoning Officer & the portion which was denied. And he also spoke of the neighbors' fences. Dr. Barad asked for clarification in regards to a 6 foot fence (since the touching neighbors already have 6 foot fences. Mr. Frankel responded stating that his parents did not like the existing look of the neighbors' fence(s). Dr. Maddaloni reminded the Board that this is a completeness meeting. Mr. DeNicola spoke of plan submitted, speaking of concerns of trees. Mr. Frankel responded stating that trees will not be affected & that fence will be installed around trees. Mr. DeNicola spoke of property being in a buffer area & spoke of the permit by rule requirement & that DEP guidelines must be complied with. Mr. DeNicola asked about gap in fence (along the driveway) between neighbors; also speaking of maintenance. Mr. Frankel responded, stating that he doesn't see this as being an issue. Councilwoman Amitai spoke of 300 foot long drive-way; commenting on neighbors' fences. Ms. Ferullo asked for clarification in regards to height of fence & also expressed her concerns regarding gap between the fences (specifically the danger for children or animals.) Councilwoman Amitai asked about the tractor trailers in the front yard; which are against the zone. Mr. Frankel responded speaking of contractors recently being on site & others were family member vehicles. Dr. Maddaloni stated that mentioned would not be part of this PB application. Mr. King concurred stating that mentioned would be a code enforcement issue. Councilwoman Amitai suggested 50% open fence along driveway for purpose of better visibility. Mr. Frankel responded speaking of the need for a solid 6 foot fence all around. Mr. Wong asked Mr. DeNicola for further clarification regarding DEP. Mr. DeNicola responded speaking of 300 foot buffer & further explained permit by rule. Mr. DeNicola asked about gate columns & how far back they would be. Mr. Frankel responded stating he believed there is a 25 foot offset. Mr. DeNicola continued to speak of mentioned. Mr. DeNicola spoke of truck access & that no trucks sit on the County road. Motion was made by Dr. Barad & seconded by Mr. Paltos to deem application complete. All present were in favor of completeness. Ms. Mitchell confirmed deadline date for hearing.

2- Liaison's Report- No comments at this time.

### 3- Old Business:

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal:  
(Ordinance # 2019:1266): Dr. Barad stated that this item is still in with the subcommittee.

Follow-Up Regarding- Recommendation of Possible Zoning Changes based on previous Board discussion:

Councilwoman Amitai thanked Mr. Kwon for his correspondence & spoke of the different Zoning areas & how each is taxed differently. Mr. Paltos spoke of the comparison table submitted regarding zones, stating that mentioned was marked as industrial. Mr. King stated that the Board should not be discussing taxes.

Ms. Heymann spoke of the subcommittee meeting that took place earlier this evening. The subcommittee decided to review all mentioned zones (3, 4 4a, 4b & 5); as it is recommended in the Master Plan reconsideration & that the subcommittee will continue to meet. Mr. Kwon of 62 Collins Avenue (& business owner of 11 Homans Avenue) spoke of considerations of use & boundaries. Ms. Heymann commented on same. Dr. Maddaloni also responded to Mr. Kwon. Councilwoman Amitai spoke of the conservation zone & asked

Mr. King to do some research & write an opinion on the subject of interpretation of designated properties in the conservation zone. Ms. Heymann also spoke of the conservation zone, commenting on the MacBain farm. Ms. Ferullo asked about zoning boundaries in regards to Mr. Kwon's area. Mr. Kwon responded, commenting on the importance of the zone change, & speaking of the surrounding property zones. Dr. Maddaloni agreed with the need to revise the outdated current uses in these zones.

4- New Business:

No comments at this time.

Motion was made by Ms. Heymann & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 9:05PM.