

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
September 24th, 2020
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Dr. Maddaloni, Chairman called the **Zoom Virtual** Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on September 24th, 2020 to order at 8:20PM. 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)

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

Dr. Barad

Ms. Batool

Mr. DiDio

Mr. Wong- (Alt # 2)

Ms. Mocco- Acting 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. Pialtos- (Vice Chair)

Ms. Ferullo-(Alt # 1)

Mr. King- Board Attorney

Dr. Maddaloni stated that there is no correspondence list for this meeting.

Item # 1

Block 1807, Lot 3

21 Piermont Road

Application # P-2020-06

Applicant: Frankel

Attorney: N/A

Ms. Mocco spoke of the waiver of notice in regards to the one neighbor who was missed during the initial noticing. Waiver of notice was marked as EX-1; Ms. Mocco stated that the applicant would be proceeding at their own risk. Mr. Frankel concurred with proceeding. Ms. Mocco swore in Mr. Austin Frankel of 21 Piermont Road. Mr. Frankel spoke of nature of application commenting on the desire to extend his (6 ft) fence to the rest of the yard & spoke of the Zoning Officer's denial. Mr. Frankel also spoke of the proposed gate/pillars; which will be 50% open

(stating this is Ok'd by code) He reiterated that requested Board approval is for the 6 foot fence in front yard (& down the driveway). Mr. DeNicola spoke of DEP permit by rule. Mr. Frankel stated that he would comply with the permit by rule requirements. (Actually DEP approval is not required). Dr. Barad spoke of proposed fence, stating that he did not understand the purpose of the fence along the driveway; since this is a flag lot. Ms. Mocco swore in Ms. Donna Frankel; who responded who spoke of the desire for privacy & protection for dogs & also for security purposes. Mr. Austin Frankel stated that the wanted the entire property to be fenced in. Dr. Maddaloni asked about height of the gate. Mr. Frankel responded stating that it would be 6 feet & 50% open. Dr. Barad asked about large vehicle access. Mr. Frankel responded speaking of setback of gate (being 25 feet). Ms. Heymann stated that she visited the site & spoke of property setbacks. She also spoke of visibility. Ms. Mocco reminded the Board that this portion of the meeting is for questions. Mr. Wong suggested a gate/door being installed between the fences for safety reasons. Mr. Wong asked for clarification regarding # of trees to be removed. Mr. Frankel responded stating that in most cases, fences do abut each other without access gate/doors. He stated he would install a gate; however it would still be hard to access. He also clarified that he will not be removing trees in order to put the fence up. Dr. Maddaloni asked for clarification in regards to property line. Mr. DeNicola responded stating as long as fence, including posts, footing, was on homeowner's property, that would meet code. Mr. Wong spoke of larger portion of the fence, stating that he's not so concerned about the 6 inch gap & mentioned a stone wall. Mr. Frankel stated that the stone wall has been removed. Ms. Mocco asked for clarification regarding access gate. Mr. Frankel responded stating that this can be discussed as part of stipulations. Mr. DeNicola asked about location of piers as it pertains to trees. Mr. Frankel responded, he stated that piers will not affect trees. Mr. DeNicola asked about row of evergreens. Mr. Frankel stated that mentioned trees are neighbor's trees. Mr. DeNicola spoke of utility pole near Piermont Road, speaking of tree near pole. Mr. DeNicola stated that this tree is not shown of survey. Mr. DiDio asked about gate in regards to emergency access. Mr. DeNicola also commented on emergency vehicles. Mr. Frankel spoke of gate to be installed, commented on distance from pier to pier. Mr. DiDio asked about trash collection. Mr. Frankel responded stating that they bring their trash down to Piermont Road (including recyclables). Mr. DiDio spoke of growth of trees & the effect it may have on the fence in the future. Mayor Glidden complimented Mr. Frankel on taking the time to do his homework. Councilwoman Amitai asked about width of driveway. Mr. DeNicola responded speaking of 25 feet between property lines. Councilwoman Amitai asked about DEP review. Mr. Frankel & Mr. DeNicola stated that DEP review is not required. Councilwoman Amitai asked about tree not shown on plan. Mr. DeNicola responded, speaking of mentioned tree near utility pole. Councilwoman Amitai requested applicant to show tree on survey/site plan. Mr. Frankel also spoke of other trees & confirmed that no trees will be removed until DEP approval for mentioned. Mr. Frankel stated that the mentioned tree would be added to the plan. Ms. Mocco asked for clarification regarding tree spoken of. Mr. Frankel responded. Dr. Maddaloni opened meeting to the public. There were no comments at this time. Dr. Maddaloni stated that he visited the site; & that he is satisfied with the Frankels' explanation/reasons for wanting a fence. Dr. Maddaloni asked for clarification regarding privacy of driveway. Mr. Frankel responded again speaking of privacy, security, etc. Mr. Frankel also spoke of issues with other neighbors' fences. Mr. Frankel spoke of & shared photos of other properties' 6 foot solid fences. Ms. Mocco stated that other people's fences are not relevant to the Board's decision on this specific application. Dr. Barad spoke of correction regarding map date

(*correction date-2019). The site plan was marked as EX A-2. Ms. Mitchell confirmed date of plan. (*April 1st, 2019). Motion was made Mayor Glidden & seconded by Ms. Heymann to approve application with mentioned stipulations (1- setback of gates a minimum of 25 feet from the front right-of-way line of Piermont Road & that gates are 16 feet minimum width. 2-show mentioned tree on site plan; & that no trees will be taken down; 3- Must comply with permit by rule requirements) All present were in favor of approval.

The Board discussed future zoom meetings & whether the webinar format should continue to be used. Dr. Maddaloni stated that he would like to resume back to the regular Zoom meetings. (without webinar)

Motion was made by Mayor Glidden & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:37PM.