

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting (Virtual) Meeting
Thursday,
February 25th, 2021
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Regular Monthly Meeting
Thursday,
February 25th, 2021

Dr. Maddaloni, Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, February 25th, 2021 to order at 8:04 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
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Ms. Heymann
Dr. Barad
Mr. DiDio
Ms. Batool
Ms. Ferullo-(Alt#1)
Mr. Wong (Alt # 2)
Mr.Lagana- 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:

Mr. Pialtos- (Vice-Chair)
Mr. King- Board Attorney

Ms. Mitchell called Mr. DeBlasio , since he was not present; Mr. DeBlasio informed Ms. Mitchell that he would not be present due to a prior commitment; & he requested that Mr. DeNicola speak on his behalf regarding meeting that took place (also with Mr. Tal); & That Mr. DeBlasio would be available via phone call if need be. Ms. Mitchell confirmed that both parties were notified of tonight's Zoom meeting.

Dr. Maddaloni read correspondence list. There were no comments at this time

Item # 1

Block 1601, Lot 14
311 Lindbergh Avenue
Application # P-2020-09

Applicant: Yuval Tal
Attorney: N/A

Mr. Lagana (present on behalf of Mr. King) spoke of appeal application regarding fence installation zoning approval; speaking of the reasons for Mr. Tal's appeal. He stated that the Board's determination/jurisdiction is whether or not the granting of the permit by the zoning officer complied with chapter 103-1 of the Borough code. Mr. Lagana swore in Mr. Jimmy Kim (Borough Zoning Officer). Mr. Lagana asked Mr. Kim about his review regarding mentioned zoning application. Mr. Kim responded. Mr. Lagano asked when the appeal was received. Mr. Kim stated that the appeal was received on November 19th, 2020. Mr. Tal spoke of same. Mr. Lagana swore in Mr. Tal of 311 Lindberg Avenue. Mr. Tal stated that he found out about permit being issued by calling the Building Department. He stated that he appealed through the Zoning Board first & then was informed that he needed to file with the Planning Board for such appeal. Mr. Lagano spoke of subsection L of Chapter 103-1 of the code; Mr. Kim stated that he was familiar with mentioned sub-section. Mr. Kim stated since he is not an engineer, he doesn't believe he is qualified to make a determination regarding vehicle turning distances. Mr. Lagana asked for further clarification. Mr. Kim responded speaking on his approval as per chapter 103-1 of the Borough ordinance and reiterated that he didn't believe he was qualified to make a traffic analysis. Mr. Lagano asked Mr. Kim if he had an opinion regarding fence being moved in order to eliminate mentioned potential issues. Mr. Kim responded, stating that he did recommend a different location to Mr. DeBlasio; however he does have a right to install fence where he wants on property. Dr. Maddaloni asked if Mr. Kim thought it would have been beneficial to get the Borough engineer involved in approval of this zoning application. Mr. Kim responded, stating he can only enforce what he is permitted to as Zoning Officer & that this application was approved by right. Ms. Heymann asked Mr. Kim is he visited the site prior to approval of fence. Mr. Kim responded, stating that he did. Ms. Heymann spoke of the fence cutting through an asphalt pavement. Mr. Kim responded, stating he was aware of that; however this is permitted. Dr. Barad asked for clarification regarding Board's role. Mr. Lagana responded. Councilwoman Amitai spoke of the Borough selling the paper street to the two neighbors and asked if there can be a solution that the Borough can participate so that each party has their right. Dr. Maddaloni stated that the Board attempted to have both parties resolve this with the Board engineer's assistance. Mr. Lagana reiterated the section of the ordinance addressing this (chapter 103-1, subsection L). Dr. Maddaloni asked for clarification regarding meeting with two parties & Board engineer. Mr. Tal spoke mentioned meeting. Mr. Lagano swore in Mr. DeNicola. Mr. DeNicola also spoke of meeting & stated that Mr. DeBlasio did not accept Mr. DeNicola's suggestion & that Mr. Tal did not accept Mr. DeBlasio's counter offer. Mr. DeNicola attempted to have both parties meet to further discuss & resolve, however did not get a response from Mr. DeBlasio. Mr. Tal stated that he also spoke to Mr. DeNicola about other options. Mayor Glidden asked for clarification of the fence ordinance. Mr. Lagano responded. Mr. DeNicola stated that there can be a possible conflict with a vehicle entering the driveway (referring to the proposed configuration of the fence) Mr. DeNicola spoke of the distance from the apron of the driveway to the proposed fence line (being approximately 12 feet). Mr. DiDio asked for clarification of length of fence from driveway. Mr. DeNicola responded. Dr. Barad spoke of the role of the Board. Councilwoman Amitai asked for clarification regarding length of space needed for purposes of backing a vehicle out of a driveway. Mr. DeNicola responded. Dr. Barad asked for clarification regarding correct wording of vote. Mr. Lagana responded. Mr. DiDio asked if there would be any issues since Mr. DeBlasio was not present tonight. Ms. Mitchell stated that notice was given to Mr. DeBlasio regarding meeting. Mr. Lagana commented on same. There were no questions or comments from

the public at this time. Ms. Ferullo asked for clarification regarding Board vote. Mr. Lagana responded. Motion was made by Dr. Barad & seconded by Councilwoman Amitai to grant the rescission of the zoning permit (referring to section L of chapter 103-1 of the ordinance). All present were in favor of rescinding zoning approval. Mayor Glidden stated that his vote is without any prejudice to Mr. Kim & he thanked Mr. Kim for his work at the Borough. Mr. Lagana stated that a resolution will be prepared. Ms. Mitchell stated that she will contact Mr. DeBlasio tomorrow. Motion was made by Dr. Maddaloni & seconded by Dr. Barad to cancel the March 3rd W.S. meeting. All present were in favor of cancellation.

Ms. Heymann spoke of the McBain Farm Park. She stated she wanted to motion to recommend that the M & C approve listing McBain Farm as a Borough park and to also add it to the conservation zone list. Mayor Glidden seconded motion. Mr. DeNicola spoke of ramifications of adding a site to the conservation zone. Mr. DeNicola also suggested the Borough attorney's involvement. After further discussion, decision was made to table this motion. Mr. DiDio also spoke of his role on the committee at the time McBain Farm was discussed as a possible park & that he wanted to keep it exclusive to Closter. Ms. Heymann responded to comments. Dr. Barad asked about how this land was classified during affordable housing calculations. Mr. DeNicola stated that this is a question for the COAH planner. It was reiterated that Ms. Heymann's motion will be tabled. Councilwoman Amitai spoke of resolution regarding online meeting standard procedures. Mr. Lagana commented on same.

Motion was made by Ms. Heymann & seconded by Mr. DiDio to adjourn meeting. Meeting was adjourned at 9:24PM.