

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
Minutes of Regular Monthly Meeting
Thursday,
April 30th, 2015
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

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Regular Monthly Meeting
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Mr. Pialtos, Vice- Chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, April 30th, 2015 in the Council Chambers of the Borough Hall to order at 8:03PM. He stated that the meeting was being held in compliance with the provisions of the Open Public Meetings Act of the State of New Jersey and had been advertised in the newspaper according to law. He advised that the Board adheres to a twelve o'clock midnight curfew and no new matters would be considered after 11:00 P.M.

Mr. Pialtos 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:

Mr. Pialtos-(Vice-Chair)
Ms. Heymann
Ms. Brewster
Mr. Freyre-8:06 PM
Dr. Goldberg
Ms. Batool-(Alt #2)
Mr. Chagaris-Board Attorney
Mr. DeNicola, P.E., Boswell Engineering
Rose Mitchell, Planning Board Coordinator

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

Mayor Glidden
Councilwoman Amitai
Dr. Maddaloni-(Chair)
Mr. Montroy
Mr. Iafrate-(Alt #1)

Mr. Pialtos read correspondence list & asked if there any comments regarding mentioned. Ms. Heymann spoke of correspondence from Mr. Montroy expressing her disagreement of mentioned.

Item # 1

Block 1205, Lot 9
50 Railroad Avenue
Application # P-2015-01

Applicant: 50 Railroad, LLC
Attorney: Allen Bell, Esq.

Announcement was made that this application will carry to May 6th, 2015.

Item #2

Block 1004, Lot 1
334 Durie Avenue
Application # P-2015-02

Applicant: Bernhaut
Attorney: N/A

Mr. Pialtos recused himself from this application. Mr. Freyre was also planning to recuse himself, however after further discussion determination was made that Mr. Freyre did not need to recuse himself. Ms. Heymann took over chairing the meeting specifically for this application. Mr. Chagaris swore in Mr. Bernhaut (homeowner of 334 Durie Avenue). Mr. DeNicola spoke of application. Mr. Bernhaut discussed application & the reasons for wanting/needing to install the fence. Mr. Chagaris spoke of survey submitted. Mr. Bernhaut submitted a full size survey at this point stated that original survey submitted was not to scale. Mr. Bernhaut stated that he had no other witnesses besides himself. Mr. Bernhaut spoke of the Borough Code regarding fences & continued to speak of application, referring to pictures he submitted. Ms. Mitchell clarified that 12 pictures were submitted marking them accordingly. Ms. Heymann asked for clarification regarding tree removal. Mr. Bernhaut responded stating he was approved to remove 2 trees. Mr. Bernhaut continued to speak of pictures submitted. Dr. Goldberg stated that he was confused by presentation given. Mr. DeNicola responded to Dr. Goldberg's comments clarifying some concerns. Mr. Chagaris spoke of same. Dr. Goldberg continued to express his concerns. Mr. DeNicola responded to Mr. Goldberg's additional concerns. Mr. Bernhaut continued to speak of application. Mr. Chagaris asked about the existing chain link fence & the location/position of the proposed fence. Mr. Bernhaut responded. Mr. DeNicola asked about installation of fence/shrub combination. Mr. Bernhaut responded. Ms. Heymann spoke of the look of the proposed fence. Mr. Bernhaut spoke of same speaking of his desire to beautify the property. Dr. Goldberg stated he believed that a 6-foot solid fence would not beautify that area of town. Mr. Bernhaut responded also stating that neighbors within 200-ft were notified; reiterated that proposed fence would beautify the area. Dr. Goldberg asked for clarification regarding concerns of safety/protection. Mr. Bernhaut responded. Ms. Brewster asked about existing fences on other surrounding properties. Mr. Bernhaut responded. Mr. Chagaris swore in Mrs. Bernhaut (co-owner of 334 Durie Avenue). Ms. Bernhaut spoke of proposed fence speaking of beautifying area, safety of her kids, etc. ; also stating she doesn't feel comfortable not having a privacy fence. Mr. Freyre asked for clarification regarding what is allowed by ordinance. Mr. Fryeyre also asked about the intention of installing gate(s) & intention to remove/trim shrubs. Mr. Bernhaut responded. Ms. Bernhaut also discussed landscaping intentions. Dr. Goldberg asked about fence set-backs. Mr. DeNicola responded speaking of the purpose of the variance requested. Dr. Goldberg continued to speak of location of the fence. Mr. DeNicola addressed Dr. Goldberg's concerns. Ms. Heymann spoke of the applicant's hardship. Ms. Bernhaut also responded to Dr. Goldberg's concerns. Dr. Goldberg asked if applicant would consider planting shrubs along Columbus Avenue. Mr. Bernhaut responded. The Board discussed planting of shrubs. Ms. Bernhaut spoke of her concerns regarding plantings due to shady area of property. Ms. Brewster asked for clarification regarding details for approval of application. Motion was made by Ms. Heymann & seconded by Mr. Freyre to approve application with mentioned stipulations. Motion was discussed. All present were in favor of approval with the exception of Dr. Goldberg who was against.

Mr. Pialtos rejoined the meeting.

Motion was made by Ms. Heymann and seconded by Mr. Freyre to adjourn meeting. Meeting was adjourned at 9:16 PM.