



1 Philips. Meeting adjourned.

2

3 THE CHAIRWOMAN: The township is using  
4 the telephone meeting format in an effort to  
5 mitigate the chance of exposure to COVID-19 as part  
6 of the township's ongoing effort to slow the rate of  
7 transmission and avoid overwhelming our treatment  
8 centers. The dial-in information and agenda have  
9 been posted on the township web site and are posted  
10 on EBTV for members of the public. Members of the  
11 public can call in with the number provided if they  
12 have any questions for the zoning board members.  
13 You will have 3 minutes to speak. Should you have  
14 any further comments or questions, the planning and  
15 engineering office is always available by e-mail and  
16 phone. Each member of the public shall have only  
17 one opportunity to speak during the public portion.  
18 Thank you in advance for your patience as we  
19 implement this new technology to continue to move  
20 the township forward during this health emergency.

21 This is the April 15, 2021, East  
22 Brunswick Township Board of Adjustment meeting. In  
23 accordance with the Open Public Meeting Law, on  
24 December 22, 2020, notice of this meeting stating  
25 the time, date, and location was sent to the Home  
News Tribune, filed with the township clerk, and  
posted on the bulletin board in the lobby of the  
municipal building. A copy of this notice will be  
incorporated in the minutes of this meeting.

The zoning board will not hear any case  
beyond 10 p.m. with the exception of any hearing in  
progress at that time and will terminate all  
testimony at 10:30 p.m.

The chair reserves the right to call any  
application in an order different from that  
appearing on the agenda.

Aaron, if you can give us a flag, and if  
everyone can please stand, we can say the pledge of  
allegiance.

(Flag salute)

22 THE CHAIRWOMAN: Thank you,  
Mr. Blessing. Can you give us a roll call.

23 MR. BLESSING: Miss Decker.

24 MS. DECKER: Here.

25 MR. BLESSING: Mr. Brandt.

MR. BRANDT: Here.

MR. BLESSING: Mr. Pepe. Mr. Gurevich.

MR. GUREVICH: Here.

1 MR. BLESSING: Mr. Arora.

MR. ARORA: Present.

2 MR. BLESSING: Mr. Wynter.

Mr. Zuckerman.

3 MR. ZUCKERMAN: Here.

MR. BLESSING: Miss Papi.

4 MS. PAPI: Here.

MR. BLESSING: Mr. Philips.

5 MR. PHILIPS: Here.

MR. BLESSING: Chairwoman Rampolla.

6 THE CHAIRWOMAN: Here. Thank you.

7 The first thing that we have on the  
agenda is -- are the minutes of the April 1, 2021,  
meeting. Are there any comments or questions on  
8 those minutes?

9 Okay, seeing none, would anyone like to  
make a motion on those minutes?

10 MR. PHILIPS: I'll move them.

MR. ZUCKERMAN: Second.

11 THE CHAIRWOMAN: Thank you, Mr. Philips.

Thank you, Mr. Zuckerman.

12 Aaron, can you call the roll.

MR. BLESSING: Excuse me, Madam Chair.

13 Mr. Zuckerman was not present for the April 1

meeting.

14 THE CHAIRWOMAN: Okay. I see miss Papi  
raising her hand.

15 MS. PAPI: Second.

MR. BLESSING: Very good.

16 THE CHAIRWOMAN: Thank you.

MR. BLESSING: Roll?

17 THE CHAIRWOMAN: Yes. Thanks, Aaron.

MR. BLESSING: Mr. Gurevich.

18 MR. GUREVICH: Approve.

MR. BLESSING: Mr. Brandt.

19 MR. BRANDT: Yes, I approve.

MR. BLESSING: Miss Papi.

20 MS. PAPI: Yes.

MR. BLESSING: Mr. Philips.

21 MR. PHILIPS: Yes.

MR. BLESSING: Chairwoman Rampolla.

22 THE CHAIRWOMAN: Yes. Thank you, Aaron.

Okay. Our first order of business under  
new business we have an application Z-21-09,  
23 Flaherty, a proposed 6-foot tall fence in front yard  
setback of an existing single-family residence  
24 located at 20 Lench Road, block 781, lot 18, in the  
R-3 zone. Is that Ms. Flaherty?

25 MS. FLAHERTY: That's me. Hi.

THE CHAIRWOMAN: Hello. Can you --

1 MR. WEINER: Madam Chairman, I'm sorry.

THE CHAIRWOMAN: I'm sorry. Go ahead.

2 MR. WEINER: I apologize for  
3 interjecting. I just want to get on the record that  
4 I've had an opportunity to review the notices in  
5 this matter, and everything is satisfactory, and the  
6 board has jurisdiction to move forward and hear this  
7 application. So now I will defer back to Miss  
8 Flaherty so she can commence.

THE CHAIRWOMAN: Thank you, Mr. Weiner.

9 Miss Flaherty, if you can state and  
10 spell your name for us.

11 MS. FLAHERTY: Sure. Kathleen,  
12 K-a-t-h-l-e-e-n. Last name is Flaherty,  
13 F-l-a-h-e-r-t-y.

14 THE CHAIRWOMAN: Okay, thank you, and if  
15 you can raise your right hand so that we can swear  
16 you in. Do you swear to tell the truth, the whole  
17 truth, and nothing but the truth regarding this  
18 application this evening?

19 MS. FLAHERTY: I do.

20 THE CHAIRWOMAN: Okay. Thank you. All  
21 right. Can you tell us a little bit about the  
22 project that you're looking to do.

23 MS. FLAHERTY: Absolutely. It all  
24 starts in November of last year I rescued a bulldog.  
25 She's 7 years old and 60 pounds, and I thought she  
would be like a couch potato, but she loves to run.  
When I walk her, I can't hold -- I'm too weak to  
hold her so she ends up in the yard a little bit,  
and she just wants to run and play, and that was --  
that might be her. That's the reason why I wanted  
to get the fence. I thought that, you know, she  
really needs some exercise, and we really love her  
already, so we wanted to do that, so -- and there  
are a couple of other things that -- reasons we want  
to get the fence. As long as I'm looking at this, I  
thought, you know, it's -- because it's a giant  
expense to purchase a fence, especially like the one  
that I want to do, but I want to have a yard  
available. I have kids in their 20's, so maybe  
grandchildren one day, and I want to, you know,  
there will be swing sets and kiddie pools and things  
like that, and so to bring -- want you to be able to  
see my hand -- to bring the fence in like the  
township proposes would really cut off a lot of my  
yard, so I really would prefer to have that yard  
available to me.

26 And, Aaron, if you would --  
27 Mr. Blessing, if you would show the last picture

1 that I sent you this morning.

MR. BLESSING: One moment, please, yes.

2 MS. FLAHERTY: Sure, and I can just tell  
you -- I'm sorry.

3 MR. BLESSING: Of the property?

4 MS. FLAHERTY: The one with the pink,  
the magnolia.

5 MR. BLESSING: I'll put it on the  
screen, and we can enter it as an exhibit, Madam  
Chair.

6 THE CHAIRWOMAN: This is a new -- this  
is not something that's -- wasn't in your initial  
7 application; is that the case?

8 MS. FLAHERTY: Yes, the pictures I had  
sent to Mr. Blessing were something that I did after  
the application. So this is --

9 MR. WEINER: I'm sorry, Miss Flaherty --

MS. FLAHERTY: Yes.

10 MR. WEINER: Before you continue, just  
for the record, especially since we're doing this on  
11 Zoom, if you can indicate -- we're going to mark  
this as Exhibit A-1.

12 MS. FLAHERTY: Okay.

13 MR. WEINER: All right, and it's a  
photograph of what? How would you describe this?

14 MS. FLAHERTY: This is the back right  
garden.

15 MR. WEINER: Back right garden, okay.

And, Aaron, how are you having our  
applicants mark their exhibits these days?

16 MR. BLESSING: Same as previously,  
right, A-1 through however many things --

17 MR. WEINER: No, I mean as far as  
normally we would have them initialed and so forth.  
18 I guess what we would need you to do, Ms. Flaherty,  
as at the conclusion of the meeting if you could  
19 sign a hard copy -- take a hard copy of the photo  
and on the back just mark it as A-1, put today's  
20 date and your initials, and if you can get that to  
the township so it's in the record.

21 MS. FLAHERTY: Okay.

22 MR. WEINER: I think that should  
suffice.

23 MS. FLAHERTY: Okay. That's fine.

MR. WEINER: Okay.

24 MS. FLAHERTY: Okay, so this is A-1?  
I'm writing that down, too. Okay. So what I'm --  
25 the house that I'm living in now is actually -- my  
parents were the original owners, and they passed  
away in the last couple of years, and it was time

1 for me to buy another house, so I moved in, but I  
2 helped my mother plant these flowers and these  
3 trees. This particular side -- we're looking -- by  
4 the way, that's Francis Road right there. So these  
5 trees are just -- it's a beautiful section of the  
6 yard. It has like forsythia come up and then the  
7 magnolia, then the rhododendron. It's just like  
8 this constantly fluid garden that my mom and I did  
9 together, so at its widest, it's about 20 feet. So  
10 again, if we do an 8 -- a fence that comes over  
11 18 feet, I would lose that garden completely, and it  
12 just really means -- when I see her stuff blooming,  
13 it just makes me feel close to them, so I really  
14 would like to be able to, you know, enjoy that  
15 garden, work on it and see it bloom, et cetera. So  
16 that's --

17 THE CHAIRWOMAN: Okay. So can you  
18 describe while this picture is still up where you're  
19 looking to put the fence. Are you looking to put it  
20 on the outside of this entire garden area?

21 MS. FLAHERTY: Yes. What I would like  
22 to do is -- and it's -- it could be flexible. You  
23 know, I looked at the garden, and 4 feet from the  
24 sidewalk looks like -- which is what I proposed in  
25 my application -- looks like, you know, that we  
could just get in there. There would be still some  
flowers. A couple of the forsythia would still be  
out so they would always look beautiful, but then  
most of that garden would still be inside the fence  
and inside the property line.

THE CHAIRWOMAN: Would you have to take  
anything out on the outside of the fence?

MS. FLAHERTY: You know what, I probably  
would because it would look neater if I did because  
I have some like rose of Sharon or some, like, the  
smaller trees that aren't blooming as well, and so I  
wouldn't want just sticks coming out of the fence on  
the Francis side, so I probably would. I'd  
definitely clean it up a little bit.

MS. PAPI: Madam Chair.

THE CHAIRWOMAN: Yes, you can go ahead,  
Miss Papi.

MS. PAPI: Yes, I'd just like to --  
looking at this photograph, I just wanted to know.  
Is this the side of the house that we're speaking of  
and there's the neighbor across the street from you?

MS. FLAHERTY: Yes, that's Francis.

MS. PAPI: So that's the side of the  
house, not, you know, the side, right?

MS. FLAHERTY: Yes, that's the side that

1 I'm looking -- yes.

2 MS. PAPI: So we're talking about --  
we're speaking about 6 feet high, right?

3 MS. FLAHERTY: Yes, correct.

4 MS. PAPI: Okay. Now, what type of  
fence it going to be? Is it going to be the plank  
where you can't see through, or what type of fence?

5 MS. FLAHERTY: Yeah, it's the privacy  
fence, the white fences, and I think, Mr. Blessing,  
if you can -- there's a picture of that, as well.

6 MS. PAPI: I see.

7 MS. FLAHERTY: That type of fence. It  
may not be that exact one but that type of fence  
that, you know, that I'd like to put up.

8 MR. BLESSING: Pardon me, Madam Chair.  
Mr. Weiner, would these photos collectively be  
9 Exhibit A-1, or does each photograph, each picture a  
separate exhibit?

10 MR. WEINER: How many do we have in  
total?

11 MR. BLESSING: There are seven that I  
have.

12 MR. WEINER: They're all -- they all  
came when we marked A-1. Why don't we just name  
13 them all as group of seven photos as Exhibit A-1.

14 MR. BLESSING: Very good.

15 MR. WEINER: And this way we can do it  
on one sheet and have it done that way, okay, and,  
Miss Flaherty, you can just do that, as well, on one  
sheet.

16 MS. FLAHERTY: Okay. Great, thank you.

17 MR. WEINER: Two sheets, whatever, how  
many pages it is to print it up, and just mark them  
group of seven photos as A-1. That's fine.

18 MS. FLAHERTY: Got it. Thank you.

19 Okay. So it would be something like that.

20 THE CHAIRWOMAN: What is the material?  
Is it vinyl?

21 MS. FLAHERTY: PVC, yeah, the vinyl.

22 THE CHAIRWOMAN: Okay.

23 MS. FLAHERTY: And that's the other  
option.

24 THE CHAIRWOMAN: Okay, so --

25 MS. FLAHERTY: I think it would look  
really pretty, actually, too.

THE CHAIRWOMAN: Okay, so the pictures  
-- just for the record, the pictures you're showing  
us are a solid fence on the bottom portion with a  
decorative portion on the top of the fence.

MS. FLAHERTY: And I want -- excuse me

1 for interrupting. That's my goal is to have  
2 something. I haven't priced them out. I don't know  
3 if you guys have worked with contractors. They kind  
4 of come and go, and so you can't get an answer. I  
5 would like to get something like that, but at the  
6 very least, I would -- it would be like the white  
7 fence all the way to the top.

8 THE CHAIRWOMAN: Okay. Is there --  
9 that's three pictures. Do you want to show us the  
10 fourth one.

11 MS. FLAHERTY: Yeah, I'll show you what  
12 I have.

13 MR. BLESSING: If I may, Miss Flaherty,  
14 the rest of the photographs that you had provided me  
15 were of the surrounding neighborhood. They weren't  
16 really anything specific to the --

17 MS. FLAHERTY: Oh, okay.

18 MR. BLESSING: -- the fence you want to  
19 build.

20 MS. FLAHERTY: Okay. All right.  
21 Because, yeah, I saw in your notes that you had  
22 approved the line of sight, that we were way far  
23 back, so there wasn't an issue with that. That's  
24 what that photo was about.

25 MR. BLESSING: This fourth one here.

MS. FLAHERTY: Yes.

THE CHAIRWOMAN: Okay, and none of the  
trees need to come out if you go 4 feet from the  
sidewalk?

MS. FLAHERTY: None of the big trees,  
and again, I'm going to have to, like, have a little  
trench or a little area because there are a lot of  
trees in there, and what I had -- my daughter's  
standing there showing where the fence would start,  
but I have her in one of the pictures just step  
into, you know, 4 feet into the yard, and you can't  
see her because there's a lot of -- again, a lot of  
the -- there you go. She's just 4 feet in, and  
she's not a 6-foot white fence, but it is pretty,  
like, it's like kind of Martha Stewart-y is what I'm  
going for anyway, kind of natural but, you know,  
kept nice.

THE CHAIRWOMAN: Okay.

MS. MCGURK: Madam Chair.

THE CHAIRWOMAN: Yes, go ahead.

MS. MCGURK: I did do a site visit, and  
I saw it is nicely landscaped so --

MS. FLAHERTY: Thank you.

MS. MCGURK: -- one issue would be if  
you are removing any trees greater than 6 inches in

1 diameter, you would need to apply for a tree permit.

2 MS. FLAHERTY: Greater than 6 inches at  
the trunk?

MS. MCGURK: Yes.

3 MS. FLAHERTY: Okay. All right. I  
4 think that won't be the case because, again, I think  
it's all the younger trees that are just kind of  
5 growing there. I think they won't be -- that won't  
be a problem, but I will check that out for sure.  
6 Thank you.

MS. MCGURK: Thank you.

7 THE CHAIRWOMAN: And, Miss McGurk, your  
recommendation would be that there would be  
8 plantings on the outside of the fence?

MS. MCGURK: Correct. Yeah, I didn't  
9 know if we were going to get to that yet, but the  
usual recommendation as per the ordinance. There's  
10 certain recommended landscaping. We always require  
that for fences that are close to the front yard  
11 property line and especially since this one is  
actually creating a variance. We ask for that as a  
12 mitigation for the fence being so close to the front  
yard property line.

MS. FLAHERTY: You know what, I did read  
13 that, as well, and I've already have ideas about  
maybe putting like hostas along the side of the  
14 fence. I think that would look pretty, and that  
would look clean, and I think that would be all  
15 right, if you guys are in agreement with that.

MS. MCGURK: I'll have to look those up  
16 and see if they're similar to what the ordinance  
requires, but it should probably be fine.

MS. FLAHERTY: Okay, absolutely. Okay.  
17 Thank you.

MS. MCGURK: Okay.

18 THE CHAIRWOMAN: So, Miss Flaherty, then  
19 you would be okay with planting outside of the fence  
to --

MS. FLAHERTY: Yes, absolutely.

20 THE CHAIRWOMAN: If we were to move  
21 favorably.

MS. FLAHERTY: Absolutely.

22 MR. ARORA: Miss Flaherty, if I am  
seeing this picture correct, this tree what you have  
23 on your site, that's within your 4 feet or is it --  
you may have to remove this to get your fence?

24 MS. FLAHERTY: No, I won't have to  
remove. The last time the fence guy came, we looked  
25 at the area, and he said there was -- other than the  
smaller trees that I have that are kind of --

1 they've been seed -- they seeded and are just  
2 regrowing, so it just makes it like a more flush  
3 area, but other than the smaller ones, I won't have  
4 to take any big ones down, but again, because you  
5 said about the 6-inch trunk, I will double check  
6 that to make sure.

7 THE CHAIRWOMAN: Okay. Do any of our  
8 other board members have question for the applicant?

9 MR. PHILIPS: I have a couple, Miss --  
10 Madam Chairwoman.

11 THE CHAIRWOMAN: Okay.

12 MR. PHILIPS: Miss Flaherty, I notice  
13 you have ground myrtle in that area where you're  
14 going to be putting the fence, right?

15 MS. FLAHERTY: The crape myrtle, yes.

16 MR. PHILIPS: Yeah, and so that's a type  
17 of thing that spreads, so I assume then you would  
18 just allow it to spread on both sides, adding to  
19 your ground cover on the other side of the fence.

20 MS. FLAHERTY: That would -- I think  
21 that would be beautiful, absolutely.

22 MR. PHILIPS: Okay, and the other  
23 question, maybe not totally related, what is that  
24 structure that you have on that side of the fence  
25 that looks -- it looks like -- is it a planting --  
what is that?

MS. FLAHERTY: Well, that was my -- last  
year when they were saying for COVID, learn a new  
language, you know, learn how to cook, you know,  
grow your own vegetables, so we have a huge deer  
problem, which is another reason why I want the  
6-foot fence. So I had this thing built so that I  
could try some vegetables, which were kind of a  
dismal failure.

MR. PHILIPS: You don't get good sun  
there, that's why.

MS. FLAHERTY: I think you're right. I  
think that you're exactly right.

MR. PHILIPS: I know where the sun goes  
across that area, and you're not going to get a  
great garden growing there.

MS. FLAHERTY: See, and I have the  
conflict of I love the flowers, I love the trees,  
but I still want the sun for the vegetables, so I  
think you're right, but I'm going to try it one more  
year, and everybody is invited over to taste some  
string beans if they grow.

MR. PHILIPS: The other thing I'm going  
to recommend to you is hostas are great and also  
have another name is Funkia, and they are the salad

1 of choice for deer.

2 MS. FLAHERTY: True. You're right.  
They'll be on the other side.

3 MR. PHILIPS: Which Frost Woods, which  
is right near there, has a large population of deer,  
so you may not want to put hostas there.

4 MS. FLAHERTY: I think you're absolutely  
5 right. I've had luck with them because I spray  
sometimes some of that -- the things -- stuff you  
6 get at Gasko's, but the night that I miss, the next  
day they're really eaten up.

7 So do you guys have a recommendation for  
something that wouldn't be, you know -- I mean, we  
8 can just do marigolds. I would like to do something  
that's not -- that I have to attend to because it's  
9 outside of the, you know, outside of the fenced area  
so, you know, I may not be out there that much, but  
I want it to look nice and just kind of left alone.

10 MR. PHILIPS: Just check out and see  
what's available that is -- that deer don't like.

11 MS. FLAHERTY: Yeah. Everything these  
12 days, but --

MR. PHILIPS: They don't like daffodils.

MS. FLAHERTY: That's true.

13 THE CHAIRWOMAN: I think, Miss McGurk,  
14 you said there are certain ones that would -- I  
guess you could --

MS. MCGURK: There's three  
15 recommendations in our ordinance, but obviously,  
something similar would also be fine. Off the top  
16 of my head, I just remember junipers.

17 MR. PHILIPS: They don't like them,  
either.

18 MS. MCGURK: That might have been why  
our former landscape architect chose those three.

19 MS. FLAHERTY: Okay. All right. That  
would be easy enough to do. And again, I like --  
20 once I get the fence, it will look really pretty,  
and I can, you know, design something pretty  
21 hopefully for it so it will look nice. I promise  
you it will look really pretty.

22 THE CHAIRWOMAN: Mr. Philips, was that  
all of your questions?

MR. PHILIPS: Yes.

23 THE CHAIRWOMAN: Okay.

MR. PHILIPS: Thank you.

24 THE CHAIRWOMAN: I saw Mr. Gurevich was  
also raising his hand.

25 MR. GUREVICH: Thank you very much,  
Chairwoman Rampolla. I just had a question. It

1 looks like your rear neighbor further down on  
2 Francis Road on the west side in the back also  
3 already has a fence. That is their fence in the  
4 back, correct?

5 MS. FLAHERTY: Yes, the one -- the  
6 people directly in back of me, yes, that's their  
7 fence.

8 MR. GUREVICH: Maybe make it even  
9 easier. Where does your proposed fence sort of tie  
10 into -- not tie into but sort of align with their  
11 fence with the proposal? Is it running straight  
12 from that, or is it like with -- at the 4 feet?

13 MS. FLAHERTY: They don't have a full  
14 fence. They just have something to separate the  
15 back yards, so my fence will just kind of work  
16 adjacent to theirs, and they have a stockade fence I  
17 think, but I won't have -- I will have something a  
18 little bit different. I want to do something that's  
19 not -- you know, I'm getting old so I'm not going to  
20 be out there power washing, you know, and fixing  
21 fences when they start falling apart. I want to put  
22 something out there that's going to stay for a long  
23 time.

24 MR. GUREVICH: I'm just saying in terms  
25 of sort of where their fence ends, you know, kind of  
26 butting up towards Francis Road or whatever and  
27 where you're going to start your --

28 MS. FLAHERTY: Oh, I see. Yes, I think  
29 theirs is a little bit closer to the sidewalk than  
30 mine will be, but, you know, I just don't. I  
31 haven't really looked at theirs that much. I just  
32 know that we're going to be adjacent, and my fence  
33 guy said to not -- I didn't know if we needed to  
34 attach them, but the fence guy said not to, just to  
35 leave them two distinct --

36 MR. GUREVICH: Correct, and that was  
37 going to be my next question. So you're -- because  
38 I didn't see in the image over here. So you're  
39 going to be fencing the back of the yard, as well,  
40 running parallel with the existing fence that's over  
41 there and --

42 MS. FLAHERTY: No, I'm just going to use  
43 their fence as -- because it's there as -- that was  
44 my plan anyway, to use their fence and just make the  
45 fence coming up Francis Road and the other side of  
46 the yard, the property, as well. Is that okay?

47 MR. GUREVICH: I'm going to defer to  
48 Colleen and Christine. I think in terms of --  
49 what's it called -- actually utilizing their fence  
50 or attaching if you wanted to create it as a way to

1 truly fence in the yard, as you mentioned at the  
2 beginning, because of your bulldog and not allowing  
3 that dog to be able to exit your property, it would  
4 have to attach their fence, and I think that that  
5 would not be permissible under the rules.

MS. FLAHERTY: Right.

MR. GUREVICH: So that's probably  
something that we --

THE CHAIRWOMAN: Miss McGurk.

MS. MCGURK: Well, the applicant, if  
they were to get this variance, they're allowed to  
go 6 inches to the property line, but if they get a  
letter from the neighbor saying they can connect,  
that's perfectly allowable.

MS. FLAHERTY: Okay. Six inches --  
she's a huge so she won't be able to get through  
6 inches I hope.

MS. MCGURK: Okay.

MS. FLAHERTY: And the other thing I  
wanted to, you know, try to again keep the deer away  
and stuff like that so there is, you know, 6 inches  
would be enough. They're very nice. I don't know  
them that well. They're very nice, and at one  
point, I did think we were going to connect the  
fences, so my fence guy said to get it in writing,  
also, so they were very willing to do it, but then  
he just decided not to.

MR. GUREVICH: So do we know if 6 inches  
to the property line, if the neighbor's fence is  
right on the property line, because if they're  
6 inches back, then that would mean that 6 inches to  
the property line might be actually over their  
property line, correct?

MS. FLAHERTY: My survey guy said that  
they are right on the property line.

MR. GUREVICH: Not back from the  
property line.

MS. FLAHERTY: No.

MR. GUREVICH: Okay.

MS. PAPI: Madam Chair, one other  
question.

THE CHAIRWOMAN: One second, Miss Papi.  
Miss McGurk, does that sound right to  
you? You went out to the property; is that right?

MS. MCGURK: Well, I'm not a land  
surveyor, but it could be right on the property  
line. If they previously got a letter from Miss  
Flaherty's parents, they could have allowed it to go  
right onto the property line. It's permissible --

THE CHAIRWOMAN: Okay.

1 MS. MCGURK: -- if the adjoining owner  
allows it.

2 THE CHAIRWOMAN: Okay.

3 MR. GUREVICH: Looking at the -- looking  
at the survey, it seems like it's sitting on the  
property line just based on the way it's drawn.

4 MS. MCGURK: Also, I looked at the  
ordinance, and the three that we recommend, it also  
says or approved equal, is the compact juniper,  
forsythia, or compact euonymus. I think that's an  
6 evergreen.

7 MS. FLAHERTY: I know that, yeah.

8 MS. MCGURK: So those are the three, and  
anything similar or equal.

9 MS. FLAHERTY: Got it.

10 THE CHAIRWOMAN: Thank you. Okay.

11 MR. GUREVICH: Can we request, you know,  
pending approval of this application, could we  
request at least that there is a documentation from  
the neighbors allowing either to come in within  
6 inches or to tie into the fence if that is what  
the end result might be?

12 THE CHAIRWOMAN: I think Miss McGurk  
said she would only need a letter if she wanted --  
is that correct -- if Miss Flaherty wanted to  
connect to the neighbor's fence; is that correct?

13 MS. MCGURK: Right.

14 MS. FLAHERTY: And I don't want to do  
that, so that's fine.

15 MR. GUREVICH: Okay.

16 THE CHAIRWOMAN: So then she would just  
need to be in compliance, and Miss McGurk said that  
means being 6 inches.

17 MS. FLAHERTY: Six inches away from --  
so just a little 6-inch -- that's fine.

18 THE CHAIRWOMAN: Okay. So, Mr. Weiner,  
that doesn't need to be a separate thing, correct,  
because it's just a matter of her being in  
compliance; is that right? Mr. Weiner. Sorry. I  
don't have everyone's picture.

19 MR. WEINER: I'm sorry. I was on mute  
accidentally. The answer is we don't have to do  
anything further, you are correct, Madam Chair.

20 THE CHAIRWOMAN: Okay. Thank you.  
21 Okay.

22 Mr. Gurevich, did you have another  
question. If not, I think Miss --

23 MR. GUREVICH: That was it. That was  
the only question.

24 THE CHAIRWOMAN: Thank you. All right,

1 Miss Papi.

2 MS. PAPI: Simply I just wanted to know,  
3 this will completely now fence in your home versus  
4 the front of it, you know. I just wanted to know  
5 that it's going to be enclosed by fencing.

6 MS. FLAHERTY: Yes. Yes. The fence guy  
7 is going to come in and put fencing around all the  
8 back -- everything that I showed on the survey, yes.

9 MS. PAPI: Yes, and where is the  
10 entrance and exit of the fencing. I just -- is it  
11 the front part of the --

12 MS. FLAHERTY: Yes, on either side of  
13 the -- I don't know if you guys -- I'm using my  
14 hands a lot, but I don't know if you guys can see.  
15 On either side of the house there will be, you know,  
16 the fence will go up, like, parallel to Francis and  
17 then same on the other side, and then it will go in  
18 so that it will meet the house, and that's where the  
19 entrances will be.

20 MS. PAPI: I just want to make a  
21 comment. I'm happy to hear that you are doing this  
22 to your property knowing that you have a pet because  
23 of the stories that I have heard, and there were  
24 some sad stories where pets have been able to get  
25 into someone else's yard and, you know, created  
some, you know, sad, sad stories. I'm not going to,  
you know, elaborate, but also the fact that if  
somebody is walking, you know, running and having a  
leisurely whatever, it's nice to know that there is  
a fenced property with the pet. I just want --

MS. FLAHERTY: Thank you. I appreciate.  
And she is an escape artist. I already ended up  
running up Francis Road screaming Chubby Mozzarella,  
you know, like a lunatic. I don't want to do that  
again.

MS. MCGURK: Madam Chair.

THE CHAIRWOMAN: Yes.

MS. MCGURK: I just took a quick look at  
the survey, and, yes, it's hard to tell. The  
existing neighbor's fence is very close to the  
property line, but it could be a few inches off.

And the other thing I wanted to mention,  
as part of obtaining a C variance, you have to show  
some type of special condition, and the applicant's  
property is a little over 16,000 square feet -- I  
think it's 16,117 -- whereas the requirement for the  
zone is 15,000 square feet, except you have to add  
an additional 10 percent for a corner lot. So the  
lot is slightly undersized by 383 square feet, so  
that is one existing condition on the lot.

1 THE CHAIRWOMAN: Thank you. That's very  
helpful.

2 MR. GUREVICH: Just another question,  
3 but I just wanted to mention obviously with anybody  
4 with a dog, when you're thinking about even 6 inches  
5 of room, those guys are amazing escape artists, so  
6 hopefully you'll find a way to put something in that  
7 corner to keep him or her, you know, secure  
8 because --

MS. FLAHERTY: Thank you.

6 MR. GUREVICH: -- it is amazing what  
7 they can get through, okay. Six inches is like a --  
8 what's it called -- the Holland Tunnel for --

MS. FLAHERTY: Oh, my goodness.

8 MR. GUREVICH: Attempt to get out, and  
9 it sounds like they like to do that, so.

9 MS. FLAHERTY: Appreciate that. I  
10 appreciate that warning.

MR. GUREVICH: Good luck.

10 MS. FLAHERTY: Thank you. Would it be  
11 okay to, like, block that, you know, like, put -- I  
12 don't know, like, stepping stones or, like, the  
13 pavers or something like that so that, you know, I  
14 don't know, something like a little piece of, like,  
15 I have like a rabbit fence or something like that.  
16 Can I do that to just protect it a little bit?

14 MR. GUREVICH: Well, I think that's part  
15 of the question in terms of how do you block that  
16 area if you're thinking of utilizing or potentially  
17 attaching to or tying into your neighbor's fence. I  
18 think that's something that you need to take the  
19 time to resolve with your neighbor and have --

MS. FLAHERTY: Okay.

18 MR. GUREVICH: -- proper documentation  
19 if you're planning to do that.

MS. FLAHERTY: Okay.

19 MR. GUREVICH: Defer to Chairman  
20 Rampolla, Colleen McGurk.

20 MR. WEINER: Let me just interject  
21 there. I appreciate, and Mr. Gurevich is saying  
22 things that are quite, you know, practical and  
23 accurate; however, we have to be careful because the  
24 application that is before the board is for the  
25 variance on the fence, and although every one of us  
has our heart in the right place, it's not the place  
from a legal standpoint of the board to delve into  
all those other side issues as far as that. If  
there's an issue regarding a gap in the fence or  
tying in or whatever, that may be something that has  
to be taken up with staff if it's in any way

1 impacting the -- any of the town ordinances, or it  
2 may be a neighborly issue, if not, to be simply  
3 resolved between neighbors, but it shouldn't be  
4 something that we should be getting in as far as the  
5 topic of discussion as a board. We have to be  
6 careful on that.

7 MS. FLAHERTY: All right.

8 THE CHAIRWOMAN: Thank you, Mr. Weiner.

9 MS. FLAHERTY: Thank you.

10 THE CHAIRWOMAN: Okay. I don't -- I  
11 don't see each person's picture -- I think, Aaron,  
12 can we take the --

13 MR. BLESSING: At this point, I'll stop  
14 my screen share, okay.

15 THE CHAIRWOMAN: Thank you.

16 MR. PHILIPS: I don't like seeing that  
17 snow anymore.

18 MS. FLAHERTY: Sorry.

19 THE CHAIRWOMAN: Just can't see  
20 everyone -- I can't see if anyone is raising their  
21 hand because when the screen share is on -- was that  
22 all -- those were all the board members' questions  
23 or -- I didn't see any other hands raised, right?

24 Miss McGurk, did we answer all of your  
25 questions and concerns?

MS. MCGURK: Yes, thank you.

THE CHAIRWOMAN: Okay. Okay. All  
right. I guess we need to open this application up  
to any members of the public who have a question for  
the applicant or wish to make a comment on this  
application.

Mr. Blessing, do you see anyone from the  
public wishing to address the board?

MR. BLESSING: At this present moment,  
there are some attendees. They are not raising  
their hands to indicate that they want to speak on  
the application.

For the public, if any of the board  
members remember, if they're dialing in by phone, is  
it star 6 or star 9 to raise their hand? Star 9.  
Star 9 would be the function if you're using a  
telephone to raise your hand to indicate that you  
wanted to speak.

THE CHAIRWOMAN: We'll just give it  
another 15 seconds or so. Okay.

Mr. Blessing, you're not seeing  
anything?

MR. BLESSING: Nothing, no.

THE CHAIRWOMAN: Okay. All right. That  
being the case, we can close the public portion for

1 this application.

2 I don't believe, Mr. Weiner, that there  
3 are any conditions that we need to review.

4 MR. WEINER: There is one I'm going to  
5 go over.

6 THE CHAIRWOMAN: Okay.

7 MR. WEINER: Okay, for Miss Flaherty.  
8 Should the board move favorably on this application.  
9 You would be agreeable to plant -- for plantings to  
10 be placed in front of the fence, and we'll work with  
11 the township staff as to the nature and kind of  
12 plantings.

13 MS. FLAHERTY: Yes, absolutely.

14 MR. WEINER: Okay. That was the only  
15 issue, Colleen, unless there was something else that  
16 you wanted me to single out.

17 MS. MCGURK: No, that was it, Jay.  
18 Thanks.

19 MR. WEINER: That was it.

20 THE CHAIRWOMAN: Great.

21 MR. WEINER: Other than that, the board  
22 is ready, unless there's comment, Madam Chairwoman,  
23 to take whatever action it needs.

24 MR. PHILIPS: Madam Chairman, if  
25 everybody is ready, I'd like to make an  
26 application -- I'd like to make a motion to approve  
27 application 21-09 as presented.

28 MR. ARORA: I would like to motion  
29 second to approve.

30 THE CHAIRWOMAN: Thank you, Mr. Philips  
31 and Mr. Arora.

32 Mr. Blessing, can you call the roll.

33 MR. BLESSING: Yes. Mr. Gurevich.

34 MR. GUREVICH: Approve.

35 MR. BLESSING: Mr. Arora.

36 MR. ARORA: I approve. I will just like  
37 to comment that if you can take think about putting  
38 a little bit of a plant in front of that gap, that  
39 also help resolve as long as it is not visible.

40 MS. FLAHERTY: That's a great idea.  
41 That's a great idea. Thank you.

42 MR. ARORA: Welcome.

43 MR. BLESSING: Mr. Zuckerman.

44 MR. ZUCKERMAN: Yes.

45 MR. BLESSING: Mr. Brandt.

46 MR. BRANDT: Yes.

47 MR. BLESSING: Miss Papi.

48 MS. PAPI: Yes.

49 MR. BLESSING: Mr. Philips.

50 MR. PHILIPS: As a non-botanist, so I

1 can't tell you for sure what you need, I'm voting  
2 yes.

3 MS. FLAHERTY: Thank you.

4 MR. BLESSING: Chairwoman Rampolla.

5 THE CHAIRWOMAN: Yes. Okay. Thank you.  
6 All right, Miss Flaherty, your application has  
7 passed, and we wish you the best of luck with it. I  
8 also have a bulldog, so I'm happy to hear that  
9 you've rescued one.

10 MS. FLAHERTY: Thank you. They're so --  
11 you fall in love with them in about 10 seconds, you  
12 know, they're so great.

13 THE CHAIRWOMAN: Absolutely.

14 MS. MCGURK: I love bulldogs.

15 THE CHAIRWOMAN: And I'm glad that  
16 you're able to keep up that beautiful -- that garden  
17 that you shared had sentimental value.

18 MS. FLAHERTY: I appreciate that so  
19 much. Thank you.

20 THE CHAIRWOMAN: We wish you the best of  
21 luck with it.

22 MS. FLAHERTY: Thank you. I want to say  
23 I was a little bit nervous coming in here. I have  
24 notes, but thank you very much for listening to me  
25 and understanding my story and the variance. I  
appreciate it.

THE CHAIRWOMAN: You're welcome. And  
for the record, Miss McGurk's dog -- there's an  
upside. We don't get that in our live meetings in  
the municipal building. There's an upside to Zoom  
meetings.

26 All right, do we have a motion to  
27 adjourn?

28 MR. ARORA: I motion to adjourn.

29 THE CHAIRWOMAN: Actually, before I do  
30 that, Mr. Blessing, do we know for our next meeting,  
31 do we have an idea what might be on the -- do we  
32 have a lot of applications?

33 MR. BLESSING: We have our next  
34 scheduled meeting on May 6. There are three bulk  
35 variances which are scheduled for that night. I  
36 believe they're all bulk variances.

37 THE CHAIRWOMAN: All right.

38 MR. BLESSING: Still circulating for  
39 agency review. I don't believe the materials have  
40 been previously distributed to the members yet, but  
41 we do have business scheduled that night.

42 THE CHAIRWOMAN: Thank you. All right,  
43 Mr. Arora, you were making a motion?

44 MR. ARORA: Yes.

1 THE CHAIRWOMAN: Thank you.

MR. PHILIPS: Second that.

2 THE CHAIRWOMAN: Thank you, Mr. Philips.

All in favor, say aye.

3 Have a good evening, everyone.

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