

Mt. Ephraim Land Use Board Meeting– December 14, 2020

The regular scheduled meeting of the Mt. Ephraim Land Use Board scheduled for December 14, 2020, in the Borough Hall, at 7:30 PM

The meeting was called to order. The meeting opened with the Pledge of Allegiance to the flag and stated the meeting was advertised and notices posted in accordance with the “Open Public Records Act.”

Roll Call – Commissioner Gies, Steve Eggert, Thomas Maxwell, Robert Carter, Anthony Stagliano, Carmine Rampolla, present. Mayor Tovinsky, Ken Herman, Michael Schiavo, Charles Alexander, Michael Popelak, Gary Prinski, Nick Smaritto, absent.

First hearing on the agenda, 6ft fence for corner property (Frankowski).

Joe Nardi – swears in applicant, Matthew Frankowski – 137 Fourth Avenue.

Joe Nardi – you applied for a 6ft fence, specifically you want to put this fence around your property.

Matthew Frankowski – that is correct.

Joe Nardi – you submitted a survey and as you can see the requirement for a corner property is only allowing a 4ft fence along the one side because you are considered to have two front yards and we require the fence to be 10ft in on the property line where you are requesting less than that.

Matthew Frankowski – that is correct.

Joe Nardi – anyone who asks for a variance must provide to the board information so they can see if they are satisfied to approve the variance and that it will not be a detriment to the neighborhood.

Matthew Frankowski – so basically, I do have an existing fence there now, so basically, I am just replacing it. My main reason of doing so is because my corner is very heavily traveled with pedestrians, I also have a dog and 4 children. This will be added security for my wife when I am not home and more privacy.

Joe Nardi – so the fence that is on your survey, that is from the back of your property, well the rear line of your house coming up along the side of the house.

Matthew Frankowski – that is correct.

The members and Matthew Frankowski take a closer look at the survey to see exactly where the fence will be going, since he is a corner lot.

Joe Nardi – so the fence on Pennsylvania Avenue is a 3ft fence now?

Matthew Frankowski – yes.

Joe Nardi – and the rest of the fence is all 6ft around the house?

Matthew Frankowski – it is 4ft in the back of property.

Joe Nardi – are you changing that fence as well?

Matthew Frankowski – yes everything will be a 6ft fence, except for my one neighbor, I will not be removing his fence.

Robert Carter – any other questions from the board?

Steve Eggert – didn't we in the past request they had to be so far from the sidewalk with a fence?

Tara – well we wanted to implement a new rule for corner properties and needing them to put the fence 10ft in when putting up a fence.

Steve Eggert – where is the fence now, right along the sidewalk?

Matthew Frankowski – no its about 8 inches in on the property line from the sidewalk.

Thomas Maxwell – will it now be in about 2 ft, or less?

Matthew Frankowski – about a foot and a half in on the property line.

Steve Eggert – I would say if there were enough room for snow removal, you should be fine.

Robert Carter – so what type of fence are you proposing?

Matthew Frankowski – a 6ft vinyl fence.

Robert Carter – any other questions from the board, do we have anyone from the public, seeing none can we have a motion for the application.

Motion to approve the 6ft fence, Anthony Stagliano, the motion was seconded by Commissioner Gies.

Roll Call – Commissioner Gies, Steve Eggert, Thomas Maxwell, Robert Carter, Anthony Stagliano, Carmine Rampolla, all voting yes.

Discussion on adding the allowance of corner properties to have same height fences that a non-corner property can have but requesting the corner properties placing the fence 10ft in on their property. We will add this to the reexamination of the master plan.

Motion on the recommendation Anthony Stagliano, the motion was seconded by George Gies.

All members voting in favor.

The members start discussing if there is anyway to make it easier for applicants to get approvals verses having them spend all this money, they decided the way we have the applicants go about it, is the correct procedure. Some of the members want applicants to come in before the board always.

Motion to adjourn.

All voting in favor.