

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 13, 2013- 7:30 p.m.  
MINUTES**

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In compliance with the Open Public Meetings Law, notification of this meeting has been sent to our official newspapers and other publications circulated in the Borough of Old Tappan, and notice posted on the bulletin board at Borough Hall as well as on the ([www.oldtappan.net](http://www.oldtappan.net)) web site.

Please note the fire exits at the entrance to the Council Chambers and at the rear of the Council Chambers.

**MEETING CALLED TO ORDER:**

**ROLL CALL:**

Present:	William Weidmann	Chairperson
	Nick Mamary	Vice Chair
	Anna Haverilla	Mayor Rep.
	Victor Cioce	Council Liaison
	Charles Maggio	
	Karen Nilsson	
	David Keil	
	Police Chief Shine	
	Gary Mascolo	
	Michael Alessi	Alt. #1
	Julie Katz	Alt. #2
	Thomas Gallagher	Alt. #3
	Dan Eller	Alt. #4
Also Present:	Robert Regan, Esq.	Board Attorney
	Sean Moronski	Board Planner
	Thomas Skrable	Board Engineer
Absent:		

**PLEDGE OF ALLEGIANCE:**

**OPEN TO PUBLIC:** None

**COMMUNICATIONS:** They are waiting for an Environmental Commission update report regarding Sokolich. They must reevaluate the new tree plan. Mr. Keil asked for a hard copy of plan.

Mr. Weidmann, Mr. Mamary, Mr. Alessi, Ms. Katz, and Ms. Nilsson, received Certificates of Appreciation from the Mayor and Council

**CONSTRUCTION OFFICIAL'S REPORT:** None

(OTPB-2/13/13)

**BOARD ENGINEER REPORT:** Mr. Skrable stated he had nothing new to report but would answer any questions from the board. No questions from the board.

**ENVIRONMENTAL COMMISSION REPORT:** Mr. Keil stated that the last meeting was in January. In May they will resume eco-lecture series. The commission is also planning a tree planting ceremony. March 19th is the next scheduled meeting.

**COUNCIL LIAISON'S REPORT:** Councilwoman Haverilla stated that the Mayor and Council is currently working on the budget.

**FINANCIAL SECRETARY'S REPORT:** Ms. Nilsson stated that the bills are as follows: \$675 from budget and \$8,805.71 from escrow for a total of \$9,480.71. Councilman Cioce seconded by Mr. Alessi made a motion to approve the bills as stated. On roll call vote, all in favor, none opposed.

**MINUTES TO BE APPROVED:** None

**RESOLUTIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** Storage - Ms. Noll sent out Northvale and River Edge ordinances. Mr. Weidmann formed a sub-committee consisting of Ms. Katz, Mr. Eller and Mr. Alessi and they will report at the next meeting. Send a draft ahead of the next meeting. Ordinance 1054-13 - Mr. Moronski provides an overview of the ordinance regarding sites for special needs housing. The ordinance grants the Planning Board some longitude located in the RB-130 zone. They would be smaller units it would be more like group living. The bulk requirements consist of 15% building coverage, 3stories and 35 feet high, 30% impervious coverage. Health and Human Services will regulate this. Mayor and Council introduced this on first reading at the last meeting. The Planning Board has 35 days to report to the Mayor & Council under the MLUL. Councilwoman Haverilla says that the town has been approached regarding special needs facility but there are currently no plans before the board. United Way has approached the Mayor & Council. The property would be leased. The borough is not required to lease to anyone. This would give a 1.5credit under the current 3rd round affordable housing rules. Developers would get tax credits. Mr. Regan stated that this ordinance is just sectioning the use. Mr. Moronski stated that he doesn't know how this will be apportioned because the law has not been established. This is going on in other nearby towns, including Closter, Allendale, Montvale. The governing body would determine the conditions either ground lease or sale of property. Ms. Katz seconded by Mr. Eller makes a motion that the Planning Board recommends this ordinance to the Mayor & Council. On roll call vote, the vote was as follows:

**Roll call:**

Ayes:	Mr. Maggio, Mr. Mascolo, Ms. Nilsson, Mr. Keil, Chief Shine, Councilman Cioce, Councilwoman Haverilla, and Mr. Mamary
Nays:	Mr. Weidmann
Abstain:	None

Motion approved. Ro will prepare memo to the Mayor and Council with the Planning Board's recommendation.

**APPLICATIONS: Albarran- Block 302, Lot 6 –**

This application is a D variance Councilwoman Haverilla and Councilman Ciocleave the dais. Only 7 can vote on this application. Mr. Steven Geffner is covering for Mr. Toniolo. A-6 is marked as the most recent site plan. The fence is 16ft in front of the pavement. The application is for a 6ft high fence. The seepage pit is being extended through the fence. They are requesting 30% improved lot coverage which is the maximum allowed. Mr. Mamary, seconded by Mr. Alessi, makes a motion to open the meeting to the public. Chief Shine, seconded by Mr. Alessi, makes a motion to close the meeting to the public. The FAR is now 14.1%. Mr. Karach was previously sworn. 1/19/13 is marked as A-7 the landscape layout plan. Mr. Karach explains the 16ft from the edge of the pavement. They applicant will lower to 30-36 inch high shrub plantings. Mr. Karach explained the estate style wrought iron fence in black. The plantings are meant to accentuate the fence. Maximum for the plantings will be 8ft off the fence. This will enhance the property and not be a detriment. There will no change from the prior plan for the landscaping in front of the fence. The town right of way is between 7-8 feet. The resolution will state that the landscaping will not go in the right of way. Ms. Katz, seconded by Mr. Mascolo, makes a motion to open the meeting to the public. Mr. Maggio, seconded by Mr. Alessi, makes a motion to close the meeting to the public. Mr. Geffner makes his closing statement. Mr. Mascolo, seconded by Mr. Alessi, makes a motion to open the meeting to the public. Mr. Maggio, seconded by Mr. Mascolo, makes a motion to close the meeting to the public. Mr. Mamary, makes a motion to approve, seconded by Mr. Mascolo. On roll call vote, the vote was a follows:

Roll call:

Ayes:	Mr. Maggio, Mr. Mascolo, Ms. Nilsson, Mr. Keil, Chief Shine Mr. Mamary and Mr. Weidmann
Nays:	None
Abstain:	None

**OPEN TO PUBLIC:** None

**ADJOURNMENT:**

Upon motion of Mr. Maggio, seconded by Mr. Alessi, all in favor, the meeting was adjourned at 8:23 pm.

Respectfully submitted,

By: \_\_\_\_\_  
Siobhain Auer, Recording Secretary

/sa

Date Approved \_\_\_\_\_

cc: Mayor and Council  
Robert Regan, Esq.  
Thomas W. Skrable, P.E.  
Construction Official  
Fire Official  
Board of Health

Burgis Associates