

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, FEBRUARY 8, 2012- 7:30 p.m.
MINUTES**

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) 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 Weidman	Chairperson
	Anna Haverilla	Mayor Rep.
	Nick Mamary	Vice Chair
	Police Chief Shine	
	Gary Mascolo	(7:47)
	David Keil	
	Michael Alessi	Alt. #1
	Julie Katz	Alt. #2
	Dan Eller	Alt. #4
Also Present:	Robert Regan, Esq.	Board Attorney
	Sean Moronski	Board Planner
	Thomas Skrable	Board Engineer
Absent:	Victor Cioce	Council Liaison
	Charles Maggio	
	Karen Nilsson	
	Thomas Gallagher	Alt. #3

Mr. Regan swears in Dan Eller and Julie Katz as alternate members of the planning board.

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: None

APPLICATIONS:

Rosenblum – Block 2401 Lot 1

Peter Rosenblum is sworn by Mr. Regan. Notice was submitted. The application is to cover the front porch. The porch will not be enclosed. The porch will line up with what is already there. This is a front yard variance of 8 ft. A-1 is marked as the survey. A-2 is marked as 3 photos of the work. A-3 is marked as 2 sheets named zoning calculations. Mr. Rosenblum will speak to Nick Lepore about the railing to address it properly. This will be a condition of the approval. (OTPB – 2/8/12)

Councilwoman Haverilla, seconded by Chief Shine, make a motion to open the meeting to the public. Mr. Mamary, seconded by Councilwoman Haverilla, make a motion to close the meeting to the public. Mr. Mamary, seconded by Councilwoman Haverilla, make a motion to approve the application with the stated conditions. On roll call vote, the vote was as follows:

Roll call:

Ayes: Mr. Mamary, Chief Shine, Councilwoman Haverilla, Mr. Keil, Mr. Alessi, Ms. Katz, Mr. Eller and Mr. Weidmann
Nays: None
Abstain: Mr. Mascolo

Fiore and Ticeneto – Block 2402 Lot 3

Thomas G. Stearns, III, architect. Brian Callaghan, engineer and Gina Ticineto are sworn by Mr. Regan. Both professionals are deemed qualified by the board. A-1 are marked as the architectural

plans and elevations dated 12/12/11 consisting of 11 sheets. Mr. Callaghan stated that they are proposing an addition to the home on 155 Birchwood. The home is proposed to have an accessory dwelling unit for Ms. Ticenso's mother as well as a front yard variance. A-2 is a 8 1/2 X 11 sheet called accessory dwelling unit calculations. Mr. Callaghan explained how he got the FAR calculation. The height of the existing home is 26.4ft. Councilwoman Haverilla, seconded by Mr. Keil, makes a motion to open the meeting to the public. Mr. Weidmann, seconded by Councilwoman Haverilla makes a motion to close the meeting to the public. A-3 is marked as the site plan. Mr. Stearns stated that the supporting drainage calculations will be submitted to Mr. Skrable. The variance is a front yard setback of 37.5 feet when 40 feet is required. Mr. Stearns reviews the bulk table. Mr. Skrable stated that a soil moving application will be required. One of the vinyl sheds will need to be removed. Councilwoman Haverilla, seconded by Mr. Keil, makes a motion to open the meeting to the public. Mr. Weidmann, seconded by Councilwoman Haverilla, makes a motion to close the meeting to the public. Mr. Callaghan and Ms. Ticineto review 255-56 ordinance for the board and explain each condition and how it applies to this specific application. There are no separate utilities. Mr. Mascolo, seconded by Councilwoman Haverilla, makes a motion to open the meeting to the public. Barbara Romaine, 168 Birchwood Rd, is sworn by Mr. Regan. Ms. Romaine agrees with the application and thinks it is beautiful. Elizabeth Germano, 123 Willow Dr., is sworn by Mr. Regan. Ms. Germano agrees with the application and sees the added value of the project. Kim McGann, Birchwood Rd, is sworn by Mr. Regan and agrees with the application. Mr. Weidmann, seconded by Councilwoman Haverilla, makes a motion to close the meeting to the public. Councilwoman Haverilla, seconded by Mr. Mascolo, makes a motion to approve the application with stated condition. On roll call vote the vote was as follows:

Roll call:

Ayes: Mr. Mamary, Mr. Mascolo, Chief Shine, Councilwoman Haverilla, Mr. Keil, Mr. Alessi, Ms. Katz, Mr. Eller and Mr. Weidmann.
Nays: None
Abstain: None

COMMUNICATIONS: None

(OTPB – 2/8/12)

CONSTRUCTION OFFICIAL’S REPORT: None

BOARD ENGINEER REPORT: Mr. Skrable stated that the borough is supposed to get final word from NJ Clean Energy regarding the solar project sometime this week with the latest on the funding. Mr. Brennan and Mr. Spagnuolo are here regarding O’Connors Lane.

ENVIRONMENTAL COMMISSION REPORT: Mr. Keil stated that the commission met on 1/24/12 and discussed a poster contest, bike/walk to school day some time in May.

COUNCIL LIAISON’S REPORT: Councilwoman Haverilla stated that the Mayor and Council are currently working on the budget. Councilwoman Haverilla also stated that the Old Tappan Schools have passed a resolution to move the school board election vote to November. They are bound to this for 4 years. The vote is for board members only as long as they stay under the cap that is currently in place.

FINANCIAL SECRETARY’S REPORT: Mr. Mamary stated that the bills are as follows: \$583.50 from the budget and \$1,757.28 from escrow for a total of \$2,340.78. On roll call vote, all in favor, none opposed.

MINUTES TO BE APPROVED: Mr. Keil, seconded by Councilwoman Haverilla made a motion to approve the minutes from January 11, 2012. All in favor, none opposed, motion carried.

RESOLUTIONS: None

OLD BUSINESS: Jack Brennan, 39 O’Connor’s Lane, apologizes to the board because he cut down trees that should not have been cut down. Mr. Brennan stated that he fully intended to comply. The board explains that there needs to be an amended preliminary application submitted and simultaneously the applicant should seek final approval.

NEW BUSINESS: There is a fence application for next month. Mr. Regan will not be at the April meeting. This will be discussed at the next meeting. Mr. Skrable and Mr. Moronski have conflicts for the meeting in March.

OPEN TO PUBLIC: Mr. Weidmann seconded by Councilwoman Haverilla makes a motion to open the meeting to the public. Ron and Carol Kriegl, 30 DeBerg Dr. Mr. Kriegl is seeking clarification on the approval from 11/30/11. Mr. Kriegl’s old contractor neglected to provide the board with an updated drawing. The steps will now be 2 feet beyond the approved steps. Mr. Regan stated that the Planning Board doesn’t make the call, the zoning officer must make the decision. If the zoning officer denies the application then they can come to the Planning Board to appeal the denial. Mr. Mascolo seconded by Mr. Keil makes a motion to close the meeting to the public.

(OTPB – 2/8/12)

ADJOURNMENT:

Upon motion of Mr. Alessi, seconded by Mr. Keil, all in favor, the meeting was adjourned at 9:07 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