

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, OCTOBER 10, 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
	Police Chief Shine	
	Anna Haverilla	Mayor Rep.
	Charles Maggio	
	Karen Nilsson	
	David Keil	
	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
	Donna Holmqvist	Board Planner for Sean Moronski
	Thomas Skrable	Board Engineer
Absent:	Victor Cioce	Council Liaison
	Nick Mamary	Vice Chair

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: None

COMMUNICATIONS: Ms. Noll stated that River Vale on 9/24 started working on making changes to the COAH ordinance specifically the AH1 zone.

CONSTRUCTION OFFICIAL'S REPORT: None

BOARD ENGINEER REPORT: Mr. Skrable stated that they are currently working with Meridian and Orange & Rockland regarding back feeding the generator in front of borough hall.

(OTPB-10/10/12)

ENVIRONMENTAL COMMISSION REPORT: The Environmental Commission next meeting is 9/19. Paper Shredding day is scheduled for 10/27 from 9am-1pm. Eco-lecture series will meet again in November.

COUNCIL LIAISON'S REPORT: Councilwoman Haverilla stated that there were two promotions in the police department.

FINANCIAL SECRETARY'S REPORT: Ms. Nilsson stated that the bills are as follows: \$452 from escrow. Ms. Katz 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: Ms. Nilsson, seconded by Mr. Alessi made a motion to approve the open and closed session minutes from September 12, 2012. All in favor, none opposed, motion carried.

RESOLUTIONS: None

OLD BUSINESS: The board discussed the tree replacement from the Brennan Development. One lot has been sold but no permits have been issued.

NEW BUSINESS:

APPLICATIONS: The next two applications are D variances. Councilwoman Haverilla steps down from the dais. All members are allowed to participate but only 7 can vote.

Metro PCS – block 1303 Lot 1 -

Reginald Jenkins, Esq., of Price Meese Shulman & D'Arminio on behalf of the applicant MetroPCS. The applicant is seeking an extension onto an existing 150ft. telecommunications tower. Mr. Jenkins provides background of MetroPCS. The extension would consist of adding 10ft to the existing tower that is located on municipal property. This is a D6 height variance, which requires site plan approval and conditional use approval. RF engineer, Syed Mujtaba is sworn by Mr. Regan. Mr. Skrable and Ms. Holmqvist are sworn by Mr. Regan as board professionals. A-1 is marked as the proposed propagation map that shows the existing gap and proposed coverage with proposed. Mr. Mujtaba provides RF qualifications. He is deemed qualified by the board. Mr. Mujtaba explains why this extension is necessary regarding the coverage area. Mr. Mujtaba provides the board with 3 pages of the plan in a smaller size. There is an area on the map that Mr. Mujtaba explains is a significant gap in coverage. The site at the proposed height will decrease this gap in coverage. This will be a more efficient way to handle this gap in coverage. If this is not approved then MetroPCS will need to look for another location to put up another tower. There is no interference with any other towers. MetroPCS is not on the tower currently. The tower will be increased to 160ft. Mr. Regan states that there needs to be a lease between MetroPCS and the Borough of Old Tappan. Mr. Jenkins states that this can be

(OTPB-10/10/12)

provided by the next meeting. The other antennas in surrounding towns vary between 100ft-over 300ft. They are attached to existing structures in each of these towns. Most of these are on municipal sites. The height depends on the topography and any obstacles in the area. The height of 150ft is not available on this tower. The closest height available on this tower is at 100ft and is not sufficient to close this gap. Mr. Jenkins references sheet Z01A which shows where an antenna can be placed on the current tower. Chief Shine stated that he Borough Emergency Services has a repeater on the tower. Mr. Mujtaba says that there is no interference because it is on a different frequency. Mr. Weidmann says it may be a question for the engineer. Mr. Alessi asks about when they come back and asking for more height. It is line of sight technology. The signal reflects off water increasing the coverage. The tower was originally built at 150ft. Mr. Skrable asked if this will affect the current leases with other carriers. Mr. Regan will check with the borough attorney. Ms. Nilsson, seconded by Mr. Alessi, 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. David Collins, Compliance Assessor for RF coverage, is sworn by Mr. Regan. Mr. Collins provides his qualifications and is deemed qualified by the board. It is very low power. Ms. Katz, seconded by Mr. Eller, makes a motion to open the meeting to the public. Ms. Katz, seconded by Mr. Maggio, makes a motion to close the meeting to the public. Paul Papay, Engineer, is sworn by Mr. Regan. Provides qualifications and is deemed qualified by the board. A-3 is marked as the site plan consisting of 8 sheets revised to 10/1/12. The plans were provided by ARC Net. Z01 and Z01A is what he references. Structural report should be updated and as well as testimony on this. Ms. Nilsson, seconded by Mr. Alessi, makes a motion to open the meeting to the public. Mr. Keil, seconded by Mr. Alessi, makes a motion to close the meeting to the public. Meeting carried to 11/21/12.

Gilliam – Block 205, Lot 5.01

Mr. Robert Mancinelli, Esq. represents the applicant. The property is located in an RA-40 zone. The application is for an accessory building with garage and changing room for the swimming pool. This is for 6 bulk variances and a D4-FAR variance. A-1 is marked as the site plan revised through 9/21/12. Drainage calculation report of 9/12 is marked as A-2. 9/24/12 FAR calculation report is marked as A-3 (the board did not receive this prior to the meeting). Chris Lantelme, Engineer, is sworn by Mr. Regan and deemed qualified by the board. Mr. Lantelme reviews the zoning schedule for the board. The wall of the building will be up against the hill. Between the garages there will be a fence and a gate. Mr. Skrable and Ms. Holmqvist are sworn by Mr. Regan. Mr. Skrable stated that they need to work on the pop up valves. Mr. Eller, seconded by Mr. Alessi, makes a motion to open the meeting to the public. Mr. Eller, seconded by Mr. Alessi, makes a motion to close the meeting to the public. Peter Cooper, Architect, is sworn by Mr. Regan. A-4 is marked as the Architectural renderings dated 5/21/12. Mr. Cooper is deemed qualified as an Architect and Landscape Architect. A-5 is marked as a blowup of A-4. Mr. Cooper describes the plan for the board. Theron Gilliam is sworn by Mr. Regan. Mr. Gilliam is the homeowner. Mr. Gilliam stated that the sewer will go back to the house. Fireplace is wood not gas. Mr. Maggio, seconded by Mr. Keil, open makes a motion to open the meeting to the public. Mr. Maggio seconded by Ms. Nilsson, makes a motion to close the meeting to the public. Ms. Nilsson steps down from the dais. Applicant will review the plans and come back before the board

(OTPB-10/10/12)

at the next meeting. New plans must be in by November 7th. Next meeting will begin at 7:00pm.
Hearing is carried.

OPEN TO PUBLIC:

ADJOURNMENT:

Upon motion of Mr. Keil, seconded by Mr. Alessi, all in favor, the meeting was adjourned at 11:07 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