

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 21, 2012- 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 Weidman	Chairperson
	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:	Anna Haverilla	Mayor Rep.
	Charles Maggio	
	Karen Nilsson	
	David Keil	
	Victor Cioce	Council Liaison
	Nick Mamary	Vice Chair

**PLEDGE OF ALLEGIANCE:**

**OPEN TO PUBLIC:** None

**COMMUNICATIONS:** Ms. Noll discussed the dates for the 2013 meetings. A resolution will be prepared for the next meeting.

There are 4 meetings on for December each are limited to 1 hour.

**CONSTRUCTION OFFICIAL'S REPORT:** None

**BOARD ENGINEER REPORT:** Mr. Skrable stated that there is nothing new to report at this time. The board has no questions.

(OTPB-11/21/12)

**ENVIRONMENTAL COMMISSION REPORT:** Mr. Weidmann reads the following report from Mr. Keil for the record: The Environmental commission met Tuesday evening November 20. Linda Hayes from Westwood Shade Tree Committee addressed the Commission to discuss trees, tree maintenance, tree inventories, tree ordinances, tree replacement programs and financial

aspects of each. According to Artie Lake (DPW), Old Tappan has lost approximately 200 Town-Owned trees in severe weather events over the past three years. The Old Tappan Environmental commission seeks options for how the Borough can cost-effectively initiate a tree replacement program in the coming years. This program will be one of the Commission's focuses for 2013. Other planned/scheduled commission events for 2013: Walk to School Day for CDW students; Poster contest for TBD Students; Earth Day Parks Clean-Up in collaboration with the Boy/Girl Scouts; Arbor Day Tree planting' Collaboration with OTBSA for eco-minded/eco-friendly sports team prizes and awards; Continue Eco-Lecture series at the library (the 11/8/12 lecture-Bottled water vs. Tap Water was cancelled due to Sandy; and Paper Shredding Day.

**COUNCIL LIAISON'S REPORT:** None

**FINANCIAL SECRETARY'S REPORT:** Ms. Noll stated that the bills are as follows: \$1,150 from budget and \$945 from escrow for a total of \$2,095. Ms. Katz seconded by Mr. Mascolo 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:**

**APPLICATIONS:** Metro PCS – block 1303 Lot 1 -

Metro PCS asking to schedule for February. Mr. Regan suggests renoticing and the difficulty to recall the October meeting in February. It is suggested that Mr. Jenkins contact Mr. Regan.

**Pearson – Block 1606 Lot 7**

Pearson hearing is carried to 12/12/12.

**Gilliam – Block 205, Lot 5.01**

Mr. Mancinelli represents the applicant. A-6 is marked as plans revised to 11/7/12. Mr. Lantelme remains under oath. Mr. Lantelme reviews the zoning table and the changes that were made since the last meeting. Mr. Lantelme explains the Pop up valves. Board 1 is marked as an email dated 11/21/12 from Mr. Skrable. Mr. Skrable suggests that these be addressed during the soil moving process. Chief Shine, seconded by Mr. Alessi, makes a motion to open the meeting to the public. Chief Shine, seconded by Mr. Eller, makes a motion to close the meeting to the public. Peter Cooper remains under oath. A-8 is a handout Mr. Cooper provided to the board of the plan. Mr.

(OTPB-11/21/12)

Cooper explains the FAR. Mr. Moronski asks if they can meet the 14ft. height requirement. Mr. Cooper says the design needs to be 15.5ft for functionality. Mr. Moronski asks if they thought of breaking up the structure into separate a garage and cabana. Including the cupola the height is 20ft.1 inches. Mr. Eller, seconded by Mr. Alessi, makes a motion to open the meeting to the public. Ms. Katz, seconded by Mr. Alessi, makes a motion to close the meeting to the public. A-

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Photos of the site. A-10 Aerial photo of surrounding area. A-11 analysis of properties within 200 feet of the subject property. Bridget Bogart is sworn by Mr. Regan and deemed qualified by the board as a Planner. Ms. Bogart reviewed the application, master plan and all necessary zoning documents. There is an almost 14% grade change from west to east. The property slopes on the eastern side of the property. The proposed structure would be 384 sq. ft. of garage and the covered porch is 460 sq. ft. The structure is set back over 80 ft from the road. This minimized the

visual impact of the structure. Ms. Bogart reviews A-10 for the board. There is almost 97ft of retaining wall. Ms. Bogart addresses each variance. A-11 is reviewed for the board by Ms. Bogart. Mr. Moronski stated that the structure could have less square footage. Mr. Weidmann questions the purpose for the additional garage. Mr. Weidmann suggests that if the garage was eliminated and the building was reduced slightly the FAR variance could be eliminated. Mr.

Eller,

seconded by Mr. Alessi, makes a motion to open the meeting to the public. Mr. Gallagher, seconded by Mr. Alessi, makes a motion to close the meeting to the public. Mr. Mancinelli makes

closing statement. Mr. Mascolo, seconded by Mr. Eller, makes a motion to open the meeting to the public for comments. Mr. Eller, seconded by Mr. Gallagher, makes a motion to close the meeting to the public for comments. Mr. Eller, seconded by Mr. Gallagher, makes a motion to approve the application. On roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Mascolo, Chief Shine, Mr. Alessi, Mr. Gallagher and Mr. Eller
Nays:	Ms. Katz and Mr. Weidmann
Abstain:	None

Motion carried.

**OPEN TO PUBLIC:**

**ADJOURNMENT:**

Upon motion of Mr. Gallagher, seconded by Mr. Alessi, 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