

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, FEBRUARY 11, 2015- 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 Weidmann	Chairperson
Nick Mamary	Vice Chair
David Keil	
Anna Haverilla	Mayor Rep.
Charles Maggio	
Police Chief Shine	
Matt Nlabandian	
Michael Alessi	
Dan Eller	Alt. #2

Also Present:

Robert Regan, Esq	Board Attorney
Thomas Skrable	Board Engineer
Sean Moronski	Board Planner
Robike Noll	Land Use Administrator

Absent:

Karen Nilsson	
Thomas Gallagher	Alt. # 1
Niki Louloudis	Alt. # 3

PLEDGE OF ALLEGIANCE

OPEN TO THE

UBLIC: None

COMMUNICATIONS: Mr. Skrable received a letter from the landscaper at 40 Russell stating there were different trees planted on the site other than what was approved by the board. The board was given a letter clarifying what was done and why.

CONSTRUCTION OFFICIAL'S REPORT: None

BOARD ENGINEER REPORT: None

COUNCIL LIAISON'S REPORT: Councilman Nalbandian stated that the Mayor and Council is going through the budget process right now and they look forward to passing within the next month and a half.

ENVIRONMENTAL COMMISSION REPORT: The next meeting will be on February 17th and the Green Team will meet on the 19th. The Eco Lecture series will continue at the library. The lecture on hydraulic fracturing scheduled for February 9th was cancelled due to weather and will be rescheduled.

FINANCIAL SECRETARY'S REPORT: Ms. Noll reported that the bills are as follows: \$500.00 from the budget and nothing from escrow, for a total of \$500.00. All in favor.

MINUTES TO BE APPROVED: A motion to approve the minutes of January 14, 2015 was made by Councilwoman Haverilla, seconded by Mr. Keil. On roll call vote, all in favor, none opposed. Motion carried.

APPLICATIONS: Vogliano, Block 502 Lot 10.09, FAR variance.

Nilufer DeScherer, Esq. comes forward and states she is the attorney for the applicants, who reside at 6 Stokes Farm Road. The property is in the RA-40 Zone and the application is solely for FAR there is no encroachment requiring a C variance and does not change impervious coverage, which is a positive. The following exhibits are;

A-1 – All architectural plans.

A-2 - Floor area ratio calculations in detail.

Ms. DeScherer introduces the architect Mr. Paul Tiajloff, He is sworn in by Mr. Regan and proceeds to give his credentials.

Mr. Tiajloff states he has been to the property in question, and is familiar with the topography. He has prepared the plans which are marked as exhibit A-1. He goes on to describe the zoning specifications, the property being in an RA-40 zone with a 40,000 sf. minimum lot size. The property is 41,907 sf. and all the setbacks conform. The height conforms and there are no bulk variances required. In December 2014 a building permit was issued for 2 additions to the top of the house which brought the building to the maximum FAR. The client is in need of another guest room in the home, which would require an additional 400 sf. over the maximum allowed. The room would be built above the garage. Located in the rear of the building it would not be visible. The design is similar to existing neighbor. He directs the board to Exhibit A-4B, a side elevation which would face the property next door and gives a detailed explanation. Moving on to Exhibit A-2

Mr. Tiajloff explains that the first floor is a total of 3775.2 sf. minus 400 sf. for the garage equals 3375.2 sf. and the upstairs including the addition is 3309 sf. for a total of 6684.02 sf.. With the requested addition the total FAR would be 7100.4 sf. and they are asking for a variance of 416.2 sf. They are only .009 over the FAR and he doesn't feel it will be a detriment to the neighborhood. Patios and impervious coverage is also confirmed. Planning Memo from Burgis Associates is marked as B1 and discussed. Plans will be amended to reflect recommendations by Planner and also Mr. Skrable's report (engineer report/ email labeled as B2)

Ms. DeScherer closes with summation stating that the plans are minimal deviation and no detrimental effect.

No further comment from Mr. Moronski

Mr Skrable wants to reconfirm the impervious coverage, and also to confirm the FAR calculations.

Mr. Maggio questions the garage calculations with the garage (FAR), and again, this is something that should be addressed in the ordinance, not in this application.

ViceChair Mamary confirms the FAR calculations/ratio.

Meeting Motion open to the Public, Mr. Maggio motion, Alessi Second, all in favor
Closed to the Public Motion Mr. Alessi, Second by Mr. Mamary

Chair Weidmann asks that the plans be amended as per discussions if approved.

Application Approval Motion made by Mr. Mamary, Second by Mr. Alessi

Approved by Vote 7 Yes, 0 Nay:

Weidmann

Mamary

Maggio

Keil

Alessi

Shine

Eller

OLD BUSINESS: None

Inquiry is made by board re: Brennan subdivision issue, Mr. Skrable comments that it's still being followed up.

NEW BUSINESS: None

ADJOURNMENT:

Upon motion of Mr. Maggio, seconded by Mr. Alessi, all in favor, the meeting was adjourned at 8:58 pm.

Respectfully submitted,

By: _____
Alyson Lazarus/Robike W Noll
Recording Secretary/ Land Use Administrator
/al

Date Approved: _____

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

(OTPB-1/9/1 3)