

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, JULY 8, 2015
MINUTES**

In compliance with the Open Public Meeting 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 fire exits located at the main entrance to the Council Chambers and in the rear of the Council Chambers.

MEETING CALLED TO ORDER: 7:42 p.m.

ROLL CALL:

Present:	William Weidmann	Chairperson
	Nick Mamary	Vice Chairperson
	Police Chief Shine	
	David Keil	
	Thomas Gallagher	Alt. #1
	Daniel Eller	Alt. #2
	Nicki Louloudis	Alt. #3
	Michael Alessi	
	Charles Maggio	
	Anna Haverilla	Council Liaison
Also Present:	Robert Regan, Esq.	Board Attorney
	Robike Noll	Land Use Administrator
	Sean Moronski	Board Planner
	Thomas Skrable	Board Engineer
	Alyson Lazarus	Recording Secretary
Absent	Karen Nilsson	
	Matthew Nalbandian	Council Liaison

PLEDGE OF ALLEGIANCE

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Mr. Keil

Second – Mr. Alessi

On voice vote, all in favor, none opposed, the motion carried.

No Public Comment

Motion to close the meeting to the public – Police Chief Shine

Second – Mr. Mamary

On voice vote, all in favor, none opposed, the motion carried.

FINANCIAL SECRETARY REPORT

Ms Nilsson, financial secretary is not present, Robike Noll offers the financial report in her stead. \$ 650 from Budget for Mr Regan and Mr Skrable meeting attendance, \$144 from Escrow for Mr. Regan/ Jones application Total \$ 794.00

On voice vote all in favor, none opposed.

ENVIRONMENTAL COMMISSION REPORT -

Mr Keil offers that a recent Eco lecture was regarding invasive species in the area, Green team has applied for NJ Certification
EC meets next Tues July 14, the Green Team on July the 15th Weds

COUNCIL LIAISON REPORT – Councilwoman Haverilla has no report other than to mention that the Concert in the park series has begun, with tonight’s performance inside due to the weather.

CONSTRUCTION OFFICIAL REPORT – Robike Noll reads Construction official Nick Lepore’s report as prepared by Alyson Lazarus:

Construction permits and updates- 22 issued
CCO Resale Fees- 7 issued
Misc. for CO’s, TCO’s, Penalties and Violations 0 issued
Soil Movement App Fees: 3 issued
Road Opening App Fees 2 issued
Zoning Fees 5 issued

BOROUGH ENGINEER REPORT

No new report other than Early fall will begin Sidewalk Bids

MINUTES

February 11, 2015 Remain Outstanding

April 8, 2015 not reviewed by all members, tabled to next meeting

June 10, 2015 Motion to Approve by Vice Chair Mamary, Motion to Adopt by Chair Weidmann
Motioned Carried by All in Favor vote

COMMUNICATIONS - None

NEW BUSINESS - None

OLD BUSINESS - None

APPLICATION

Jones, Block 1211, Lot 9 Side Yard / Front Yard / FAR.

Second Appearance

Attorney Russel Huntington confirms that 7 eligible votes are required for this application.

Mr Huntington addresses insufficient notice issue established at last meeting and offers that this has been corrected and Land use Administrator testifies that she has checked and confirmed.

Mr Severino, architect, is sworn in, presents A1 Architectural plans, 3 pages prep by date of 1/5/15. Also, Photo exhibit A2, photo board of 8 dwellings in the neighborhood.

Architect presents that the home is currently 728 sq feet single family, in RA – 10 zone, home is currently gutted. Architect walks the board thru the proposed floor plan, 2 ft. overhang, with a balcony off Master Bedroom and a proposed new total of 1550 sq. feet.

Architect testified home as is now, does not confirm to most of the neighborhood standard and reviews the variance needed, Specifically the FAR. Currently at .145, with .28 allowable and .303 is proposed

No additional witnesses by the applicant.

Tom Skrable, Planning Board and OT Engineer

Sean Moronski, of Burgis Associates, Boro Planner

Both are sworn in

Mr. Moronski offers and reviews comments in his 3/27/15 report/ labeled exhibit B1

Mr. Skrable refers to his memo of 4/25/15, and reiterates if application is approved, soil movement applications need to include a seepage pit of 500 gallon capacity to be placed in right front yard, with no other options for placement due to size of property, etc.

Application opened to Board Questions:

Mr. Maggio questions FAR calculations, brief discussion of basement/vs/cellar

Chair Weimann questions walk out basement/how many steps and also living space.
Architect confirms it's a basement, and Mr Regan read/confirms current Ordinance regarding FAR, referring also to non-inhabitable areas such as attics.

Mr. Mamary questions the balcony, which will extend over deck at 154 sq ft but will not have walls or enclosures of any kind. Balcony will be of decking material, and will not enclose the deck below other than an overhang of decking material.

Mr. Keil questions/confirms angular feature of deck, and is told this is in order to access garage.
Mr Keil asks if any neighbors had expresses any feedback, Robike confirms none have come forward.

Mr Alessi has no comments or questions

Mr Gallagher questions the front door of home, with existing bump out, is it necessary and can the stairs be turned to access?

Chief Shine, no questions or comments.

Mr Eller no questions or comment

Ms Louloudis no questions or comment

Meeting opened and closed to public, none present, motion by Alessi to open/ Second by Eller
Motion to close by Eller/ second by Maggio

Andre Jones sworn in, brother to the applicant

Mr Jones testifies the house is currently unlivable, kitchen was previously located in the basement and has since been removed. No one currently living in the home.

Chair Weidmann confirms and reiterates that there will be only one kitchen in the home and this will remain a one family home.

No further comments or questions,

Motion by Chair Weidmann to approve/ seconded by Mr. Gallagher

By vote;

Yey : Weidmann, Mamary,Maggio, Keil, Alessi, Shjine, Gallagher

Ney: none

Motion to approve passes.

RESOLUTION

None

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Mr. Alessi

Second – Mr Gallagher

No Public Comment

ADJOURNMENT

Upon motion, seconded, all in favor, the meeting was adjourned at approximately 8:49 p.m.

Respectfully submitted,

Robike W. Noll,
Land Use Administrator and Recording Secretary 1

Date Approved:

cc: Mayor and Council
Robert Regan, Board Attorney
Thomas W. Skrable, Board Engineer
Construction Official
Fire Official
Board of Health
Burgis Associates