

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
November 4, 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: 7:41 p.m.

Chair Weidmann reads open public meeting comments/Meeting called to order

Salute Flag / PLEDGE OF ALLEGIANCE

ROLL CALL:

Present:	William Weidmann Nick Mamary Charles Maggio Karen Nilsson David Keil Police Chief Shine Councilwoman Haverilla Councilman Nalbandian Thomas Gallagher Daniel Eller Nicki Louloudis	Chairperson Vice Chairperson CI I Council Liaison CI III Council Liaison Alt. #1 Alt. #2 Alt. #3
Also Present:	Robert Regan, Esq. Robike Noll Thomas Skrable Sean Moronski	Board Attorney Land Use Administrator Board Engineer Borough Planner
Absent	Mike Alessi	

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – CW Haverilla

Second – Chief Shine

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

No Public Comment

Motion to close the meeting to the public – Mr Keil

Second – Mr. Mammary

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

FINANCIAL SECRETARY REPORT

None

ENVIRONMENTAL COMMISSION REPORT – Mr Keil reported on last enviro meeting, Green Team Certification resubmitted and Bronze Certification was received

COUNCIL LIAISON REPORT –

Councilman Nalbandian reports: Brennan Subdivision issues have been resolved.

Councilwoman Haverilla reports: Political signs became an issue, and has spurred a possible tightening of the ordinance. Committee has been formed to discuss.

CONSTRUCTION OFFICIAL REPORT – Robike read report

BOROUGH ENGINEER REPORT – November 10th next phase (phase 5 and 6) of Sidewalks

MINUTES

Approval, October 14, 2015 Motion Mr. Maggio and Second CW Haverilla

Outstanding February 11, 2015
September 9, 2015

COMMUNICATIONS – Mr. Moronski reported update on the housing plan/ COAH

NEW BUSINESS - None

OLD BUSINESS - None

RESOLUTION- None

APPLICATION:

Wiklinski Bl 702 Lot 4 Senior Accessory Dwelling

Land Use Administrator confirms proper notification and publication
Council persons Haverilla and Nalbandian recuse from hearing

Richard Toniolo Attorney

Opening remarks, 3 variances plus 1 use

- 1) Accessory dwelling conditional use
- 2) Existing front yard deficiency
- 3) Max of 3 persons in accessory (to be 4)
- 4) Addition to structure will result in 28% FAR

First Witness, Mr. Wiklinski, son of the homeowner, sworn in. Recaps living arrangements currently existing, 2.5 acres. Mr. Wiklinski currently lives in converted cottage with wife and two children on his Dad's property. Mr. Wiklinski also addresses original 1997 variance allowing home business to be conducted from this cottage as well. Current Goal is connect to main home.

Open to Board Questions

Mr. Mamary asks for family makeup. In main home, Mr Wiklinski's sister lives with parents as well. Mr. Mamary also questions why no pass through from one home to the other (will have to exit one home to outside to reenter the other)

Open to the Public

None

Second Witness, Robert Zaccone architect

Qualified expert witness , sworn in

Marks plans as A1, dated 8/12/15 revisions

Mr. Zaccone gives testimony, as he reviews the plans and confirms objective of the application.

Open to Board Questions

Mr. Skrable comments about buffers, DEP regulations, and asks about wetlands, and confirms with Mr. Toniolo that proper applications to DEP etc have been made.

Also, Mr. Skrable questions the ordinance to confirm that the numbers of the variance request, main residence vs addition/ accessory. These numbers will be readdressed at next meeting, as the application will be carried to December meeting. Mr. Moronski of Burgis Associates asks that these numbers be confirmed at next meeting, regarding the accessory dwelling square footage vs main home. Also, the occupancy of both units must be confirmed. Mr. Regan and Chair Weidmann agree the ordinance stipulations. Mr. Maggio mentions 3 sheds on property, if

applicants would like to keep them, they should be addressed.

Vice Chair Mamary confirms age of Senior housing and also hypothetically questions circumstances once there is no senior living in either side of the home. Time frame of kitchen removal is discussed. VC Mamary asks architect if when this is the situation,-- is the home designed to resume back to one family upon the situation of no senior present anymore. Mr Wiklinski states that one of the revisions did include a pass through from main home to accessory and when the situation calls for, this opening could be facilitated upon removal of second kitchen.

Ms. Louloudis questions impervious coverage calculation. Mr. Zaccone explains drainage calculations, and a seepage pit is discussed. Mr. Skrable confirms borough requirements.

Announcement is made to carry application to December 9 meeting, Applicant will return with planner at that time with no need to renotece.

ADJOURNMENT

Upon motion, seconded, all in favor, the meeting was adjourned at approximately 9:35PM

Respectfully submitted,
Robike W. Noll
Land Use Administrator
Planning Board Recording Secretary

Date Approved: December 9, 2015

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