BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
May 11, 2016

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: 7:23 p.m.

Chair Weidmann reads open public meeting comments

Salute Flag / PLEDGE OF ALLEGIANCE

ROLL CALL:

Present:
William Weidmann Chairperson
Nick Mamary Vice Chairperson
Councilman Gallagher
David Keil 7:40 pm
Karen Nilsson
Mike Alessi
Police Chief Shine
Councilwoman Haverilla
Daniel Eller
Nicki Louloudis
William Boyce

Also Present:
Robert Regan, Esq. Board Attorney
Alyson Lazarus Substitute RecordingSecy
Thomas Skrable Board Engineer
Sean Moronski Board Planner

Absent _____ Charles Maggio
Robert Rusch
Robike Noll Land Use Administrator

New Planning Board Member William Boyce Oath of Allegiance

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Alessi

Second – Nilsson

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

No Public Comment

Motion to close the meeting to the public – Alessi

Second – Nilsson

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

FINANCIAL SECRETARY REPORT
Motion to Accept-Shine
Second- Eller

On voice vote all in favor, none opposed

Council Liaison REPORT –councilman Gallagher
offers reports borough has been approached by Verizon Wireless for permission to add one node to utility pole, and explains what's involved.

Councilwoman Haverilla update regarding Memorial Day parade|

CONSTRUCTION OFFICIAL REPORT – None

Engineer REPORT – None

ENVIRONMENTAL COMMISSION REPORT – Mr. Keil reports Earth Day was attended by over 1,000 and there were over 100 vendors. .
Walk to school week is May 23, 2016
In honor of Arbor day a tree was planted and saplings distributed to school children, next meeting is next week

MINUTES

Outstanding
None

Adopted:
April 2016 Motion to Adopt by Shine/ Second Haverilla / all in favor/ minutes adopted

COMMUNICATIONS – none

NEW BUSINESS - None

OLD BUSINESS –None

RESOLUTIONS:
Keddis-Tony Block 1602 lot 10 Denial
Mr. Regan reviews the resolution
Motion to Adopt Alessi, Second Keil
Weidmann, Nilsson, Keil, Alessi, Shine, Louloudis all affirmative votes.

APPLICATION:
First Appearance
Margini, Block 2801 Lot 10

Attorney Dean Stamos, Esq on behalf of Mark Madaio. Mr. Regan confirms Mr. Stamos has appeared before the board prior. Property is in the RA 25 requiring lot size of 25,000 sq feet. Frontage of 88 feet along Old Tappan road and depth of 212.23 ft. Home is presently under construction replacing same footprint of the home removed. Parcel is narrow and undersized, seeking to add a 3 car garage to current construction.

David Garval of Azzolina and Fuery Engineering sworn in along with the applicant as well as Mr. Skrable and Mr. Moronski.
Mr. Garval testifies as to the property description, and describes the proposed three car garage to be attached to the westerly portion of the residence, where a side yard of 35 feet is required, and 33 is proposed. Exhibit A1 is the plan entitled "proposed Garage and Driveway Plan"

Mr. Moronski testifies, with the Burgis report dated April 29, 2016 -Exhibit B1, admitting as evidence and noted that the FAR proposed would be fully compliant. Mr. Skrable report marked into evidence and indicates a soil movement application and draining / storm runoff computations will be required.

Douglas Margini, the applicant, testifies he discussed plan with neighbors and has had no objections.
The Board concurs that the variance may be granted without substantially impairing the intent and purpose of the zone plan and Zoning ordinance.
Chair Weidmann makes a motion to approve the Application Seconded by Shine.
Approval votes by Mamary, Nilsson, Keil, Alessi, Shine, Gallagher, Haverilla, Eller and Chair Weidmann.

Recap report of the Accessory Dwelling Ordinance Committee.
Discuss Affidavit of compliance—The Borough will send out a form on November 1st and if not returned by January 1, a 30 day grace period will be granted and then fines imposed. Construction Code Official will conduct inspections to determine if still in compliance and conditions of reverting back to single family dwelling is discussed.

Motion to pass on to the Mayor and Council as rewritten made by Mr. Alessi and seconded by Mr. Eller.
Yes vote: Weidmann, Mamary,Nilsson, Alessi, Shine, Gallagher, Haverilla, Eller
Mr. Keil abstains from vote.

Tom Skrable addresses the situation with the decks/impervious coverage, etc at Lakeview condos.
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Alessi

Second – Nilsson

No Public Comment

Motion to close the meeting to the public – Alessi

Second – Keil

On voice vote all in favor, the motion carried.

ADJOURNMENT

Respectfully submitted,
Robike W. Noll
Land Use Administrator
Acting Planning Board Recording Secretary Alyson Lazarus
Date Approved:______________________________

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