

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, August 10, 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 7: 38 PM:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Present: William Weidmann Chairperson  
Nick Mamary Vice Chair  
Karen Nilsson  
David Keil  
Police Chief Shine  
Michael Alessi  
Anna Haverilla Councilwoman  
Thomas Gallagher Councilman  
William Boyce Alt #3  
Robert Rusch Alt #4

Also Present: Robert Regan, Esq. Board Attorney  
John Szabo Board Planner  
Thomas Skrable Board-Engineer  
Robike Noll LandUseAdministrator/Recording Secretary

Absent: Daniel Eller alt #1  
Nicki Louloudis  
Charles Maggio

**OPEN/CLOSE TO PUBLIC:** Motion Mr Alessi Second Ms Nilsson  
NO PUBLIC Motion Vice Chair Mamary Second Ms Nilsson

**FINANCIAL SECRETARY REPORT :**

Offered by Miss Nilsson

\$ 372.00 from Escrow for a total of \$ 372.00

Motion to approve by Keil Second Alessi, all in favor none opposed

**ENVIRONMENTAL COMMISSION REPORT:** none

**COUNCIL LIAISON'S REPORT:** Councilman Gallagher reported that Mayor and Council discussing Fair Share Housing. Councilwoman Haverilla mentions town day coming on Sept 10, 11<sup>th</sup> is raindate. And the 9/11 Memorial will be Sunday a/m at the boro

**CONSTRUCTION OFFICIAL'S REPORT:** None.

**BOARD ENGINEER REPORT:** None

**MINUTES:**

Outstanding July

**COMMUNICATIONS:** none

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**RESOLUTIONS:**

None

**APPLICATIONS:**

Kurt Seickel 345 Fourth Avenue Westwood Second Appearance

re: block 1005 Lot 10 known as 94 Orangeburg Road

Applicant represented by Nancy Saccente, Esq,

Enters A3 plans revised dated August 1, 2016.

Engineer Mr. Frenzel continues his testimony regarding sight distance and location of the driveway along the northerly property line. Mr. Frenzel states the applicant has contacted a representative of the church contiguous to the northerly property line and has permission to remove overgrowth from the area. Overgrowth on the southern property line has already been removed. Mr. Frenzel continues with observations made during his traffic study, and has discussed the sight distanced with Eric Timsak of the BCPB and they are acceptable.

Borough Engineer Tom Skrable is concerned regarding continued removal of overgrowth on both northern and southern property lines, and the condition of approval will require best efforts on the part of the applicant to maintain, along with permission of adjoining property owners.

Applicant Mr. Seickel then testified regarding the revision on the plans to move the home by one foot, increasing the southerly side yard to 15 ft. Applicant also feels that the garage on the side is more aesthetically pleasing than front. This design will also allow for cars to turn on the property safely rather than back onto Orangeburg Road.

Board members questioned, including Councilman Gallagher who asked if the property on the south is on the market, told it is currently not for sale.

In conclusion, the resolution of approval, would grant variance relief to permit a southerly side yard of 15 feet, and a combined side yard setback of 44 feet. Conditions further of approval include the adjoining land owners approval to maintain the overgrowth removal.

Motion to Approve w/Contingencies by Vice Chair Mamary,  
Second by Councilwoman Haverilla

Vote:

Nay: Chair Weidmann

Yes: Vice Chair Mamary

Mr. Maggio

Ms. Nilsson

Mr. Keil

Mr. Alessi

Police Chief Shine

Councilman Gallagher

Councilwoman Haverilla

**Discussion:**

Chair Weidmann commented the Planner will provide an overview of the Master Plan from Burgis Associates, and will explore a special meeting to discuss. Mr. Szabo commented that 90% of mapping has been done, feedback from Environmental Commission was received and he is awaiting feedback from the Board

**OPEN/CLOSE TO PUBLIC:** Motion Chief Shine, Second Ms Nilsson  
Motion Mr Keil, Second Mr Alessi

**ADJOURNMENT:**

Upon motion of Mr Alessi, seconded by Chief Shine all in favor, the meeting was adjourned

Respectfully Submitted,  
Robike W Noll  
Recording Secretary

Date Approved \_\_\_\_\_

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