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**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, November 8, 2017
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.

Meeting Called to Order 7:31 PM

Roll Call:

Present:

Chair Weidmann
ViceChair Mamary (arrived 7:34)
Mr. Maggio (arrived 7:50)
Mr. Keil (arrived 7:35)
Mr. Alessi
Police Chief Shine
Councilman Gallagher
Councilwoman Haverilla
Mr. Boyce
Ms. Louloudis (arrived 7:40PM)

Also Present:

Mr. Regan, Board Attorney
Mr. Skrable, Board Engineer
Mr. Tom Behrens for Mr. Szabo, Board Planner
Robike Noll, Recording Secretary and Land Use Admin

Absent:

Ms. Nilsson
Mr. Eller

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

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

Second – Chief Shine

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

Mr. Bill Duon of Howard Drive, new home owner in OT, has purchased a home with intention to demolish and rebuild. His plans were denied by our zoning official Mr. Pappas. Mr. Duon is anxious to begin the project to move in September of 2018. Reason of denials include depth of lot and desire to build 2 story on same footprint.

Mr. Regan advises Mr. Duon that he has 20 days from denial to file an appeal of the zoning officer decision, with the Planning Board. Mr. Duon is also advised to consider filing his appeal and variance relief simultaneously.

Motion to close the meeting to the public – Mr Alessi

Second – Mr. Mamary

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

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ENVIRONMENTAL COMMISSION REPORT

Mr. Keil reports Eco Lecture scheduled for Dec 6th, regarding solar Power, presented by Mr. Michael Murphy and the enviro commission will have their reorg meeting on the 3rd Tuesday of November

COUNCIL LIAISON REPORT

Councilman Gallagher presents that there is nothing pressing.

Recent discussions include the Planning Board to review the Accessory dwelling ordinance for seniors, as well as COAH fees as they pertain to knockdowns / total new construction

CONSTRUCTION OFFICIAL REPORT – None Received

BOROUGH ENGINEER REPORT Nothing to report

FINANCIAL SECRETARY REPORT

Robike Noll presents financial report in Ms. Nilsson's absence.

Budget is \$800 and Escrow \$ 5476.75 for a total of \$ 6276.75

Motion to accept – Mr Alessi

Second – Councilwoman Haverilla

On voice vote all in favor, none opposed.

NEW BUSINESS – None

OLD BUSINESS –Land Use Admin confirms the letter for Accessory dwelling will be generated by PB office at year's end with follow up.

COMMUNICATIONS – none

RESOLUTIONS

Massaro,

Block 1003 Lot 2- Resolution of approval granting variance at residence 19 Haring Dr

Mr Regan reviews resolution,

Motion to adopt by Mr. Alessi

Second by Mr. Keil

Yeay: by Chair Weidmann, Mr Keil, Mr Alessi

APPLICATIONS –

1) New Cingular Wireless/ATT

Represented by Mr. Christopher of PinilisHalpern, LLP 160 Morris Street Morristown, NJ 07960

Notices are confirmed by Land Use Admin, Ms. Noll

property is located on Block 1301 Lot 1

New Cingular proposes to install an emergency generator to sit on a 4 by 10 size concrete pad. Offers previous site plan approval in need of amendment.

A1 is presented as an overall site plan of property. On Sheet D1, depiction of property wetlands approximately 165 feet away.

Mr. Skrable and Mr. Behrens are sworn in as borough engineer and planner. Also sworn in is Ms Sherri Werger , licensed engineer.

It is clarified that the Borough of Old Tappan is the land owner and the tower is owned by Crown Castle Corp.the proposed generator will be double walled/insulated and will be tested once a week during business hours only.

Mr. Skrable states that a permit will be needed from the DEP. And addresses other phone companies requested generators as well in the future? Confirming that it's a 190 gallon tank/ 30 kilowatt and the run time is appx 2 days or 40 hours.

Chair Weidmann wants to confirm the decibel reading and is told 67 at 23 feet.

Other board members question to confirm issues of concern , such as testing during business hours only, potential for other companies to come forward for generators of their own, why diesel fuel as opposed to natural gas (cost factor) and heavy snow affecting access when most needed.

Confirmation of exhibits:

B1 Burgis Assoc report

B2 Skrable engineering report

BCPB Letter dated 9/8/17 requiring their approval

Mr Keil motion to open to the Public

Mr Alessi second

All in favor, seeing none,

Mr. Keil motion to close to the public

Mr. Alessi Close

Motion to approve application by Chair Weidmann,

Mr. Maggio second.

By Vote:

Aye votes:

Chair Weidmann

Vice Chair Mamary
Mr. Maggio
Mr. Keil
Mr. Alessi
Police Chief Shine
Councilman Gallagher
Councilwoman Haverilla
Ms. Louloudis

Motion Carried, Resolution of approval is requested of Mr. Regan for adoption at December meeting

2) 184 Central Ave Application , Third Appearance

Council persons Haverilla and Gallagher leave the dais, recused, as does Ms. Louloudis
Eligibility reviewed, Mr. Boyce to submit affidavit of hearing CD of last meeting.

Mr Alampi representing the applicant offers that attorney
Mr. Joel is not present, (Mr. & Mrs Keith, previously accompanied by
Mr. Joel are present and are neighbors to applicant property site)

Exhibits are reviewed and confirmed

A13) K2 Variances list, up to date

A14) Sample contract for Self-Storage tenants

A15) fully revised K2 engineering dated Oct 25

A16) Oct 26th revision Elevation of Self Storage

A17) Color Full size of A16

A18) Storage Units/Interior Layout

A19) Revision by Zaccane' Arch. For front (existing) building elevations

A20) 11 X 17 Colorized of A19

A21) Existing Floor Plan of Front existing building by Mr. Zaccane' revised Oct 15/2017

A22) October 24 Proposed Floor Plan

Mr. Robert DePiero sworn in, member of 184 Central LLC and principal of Van Rock Properties

Reviews changes made in meetings with neighbors, considering setbacks, multiple variances needed, as well as fencing to be moved on property line and not encroaching on neighbor's properties.

A23) is presented as an explanation of existing building floor plan, flow pattern of existing tenants.

Hours of existing Gym reviewed 5am to 7pm, with various amounts of consumers, and structured classes normally with an attendance of 10 to 15 individuals at a time.

Mr DePiero also reviews plans to make the front more "retail" friendly. As well as the elevator to be proposed in a clock tower at front of existing building, in addition to the "re-skin" of existing structure.

Also reviewed is the discussion of an easement for emergency services re: the concerns of emergency vehicles turning radius.

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Mr. Skrable has no questions of Mr. DePiero

Mr. Behrens as boro planner questions if Drop Ship Businesses will be allowed, and is told Mr. Slayton, operations manager will return and address this issue.

Mr. Maggio asks to confirm the turning radius for emergency vehicles is a moot point IF the easement is confirmed and allowed, however. Mr. Maggio reminds applicant this is the first the board has heard of this development and should be presented this evening and discussed in more detail with Mr. Keil , fire chief. Mr. Maggio also wants confirmation of the height of the elevator tower which he feels violates the height requirement. Lastly, Mr. Maggio mentions that previous testimony was presented by the applicants, portraying on site auctions of abandoned units as "fictional and only for TV". Mr. Maggio states these clearly do take place and has a schedule of local auctions. Mr. DePiero has no comment.

Mr. Mamary questions height of AC units on roof, how many units, etc.

Mr. Alampi reads the Old Tappan ordinance, states that he disagrees regarding the elevator clock tower. As per Mr. Alampi's Interpretation of the ordinance, the clock tower is exempt, even though it is too high at 36 feet as confirmed by Mr. Kornick. Mr. Regan and Mr. Skrable disagree with Mr, Alampi' s interpretation of the ordinance.

Mr. Alessi would like property lines redefined, and the back yard hydrant. As discussed at last meeting, signage for no parking and presence of the hydrant is still not apparent on the new site plan.

It is noted that no matter where it is placed, grading and drainage and access drive sheet #6 shows two MORE parking spaces would be sacrificed, worsening the parking spot deficiency more.

Mr. Keil refers back to Sept meeting and testimony of sprinkler design plan. Current site plan still shows only part of the facility is provided with sprinkler system.

Chief Shine expresses concerns of the site survey and property line adjacent to DPW and PD. Fence line was believed to be on property line, property survey done by OT in Oct shows possible discrepancy, by markers placed and Chief would like Mr. Skrable to confirm upon exam.

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Open to the Public motion Keil, second Maggio

Mr. Carpenter of 168 Central is concerned about hours of operation of storage unit. Mr. DePiero is not the operator, but assumed the hours will be compatible with those of neighboring storage facilities in Norwood and Northvale

Mr. Keith of 12 Demarest lane is sworn in. has discussed landscaping and more of a buffer with the applicants and is still concerned. He commends the Planning Board on their diligence on this application

Mr. Edward Sullivan comes forward, he is the current owner and is sworn in and begins questions of Mr. DePiero. Mr. Alampi is asked to confirm that Mr. Sullivan is speaking as a member of the public and not as a sworn witness called.

Motion to close to Public by Mamary, second by Keil

Mr. Matthew Seckler is senior project manager, of 92 Park Avenue, Rutherford NJ, sworn in, he is a qualified traffic engineer. Presents A24) letter of traffic study. He presents that the storage unit is a benign use compared to things like convenience store, etc. States there will be no RV storage, and explains four scenarios for parking volume...

A26 to A 29) shared parking distribution on weekend's vs weekdays, etc. He testifies that he agrees the parking proposed is deficient as per ordinance, but is ample in his opinion for the proposed use.

Mr. Skrable reiterates that insufficient parking is still deficient and that there is no way to control the future tenants that may have situations that cause the need for even more parking. Mr. Behrens of Burgis Associates concurs with Mr. Skrable regarding parking insufficiency.

Mr. Maggio, Chair Weidmann and Mr. Mamary all express concerns about "perfect tenant" scenario and how this may be a condition that is not able to be controlled and more parking issues created. Mr. Alessi mentions school activities parking , and Mr. Alampi suggests that would need to be handled by OT enforcement.

Mr Boyce understands the testimony presenting the storage unit facility as not demanding much long term parking, but he is also concerned about the dwindling green space, using too much lot coverage for the building envelope, he feels there is just too much being squeezed into the space. Also concerned over lack of parking.

Mr. Keil comments he is agreement with Mr. Boyce, too much is being overcrowded on this property

Mr. Maggio questions why not update existing building, pave more spots to comply, and confirms Mr. Boyce sentiment it's a Proposal to overbuild.

Motion by Alessi to open to public to question Traffic engineer only

Second by Chief Shine.

All in Favor, open to public

Mr. Carpenter returns to ask witness bout the visibility, access, trucks turning in, etc.

Motion by Mr. Alessi to close to the public, second by Mr. Keil, all in favor,
Close to the public

Mr Alampi presents that his last witness will be Mr. Price, the planner at the December 13th meeting. It is confirmed on record, that any and all additional and new materials need to be in the Planning Board office no later than Nov 30th to be distributed and eligible for Dec 13 meeting.

Motion to open to the Public for non-agenda items by Mr. Mamary, second by Mr. Keil

All in favor, seeing none.

Motion to close to the Public by Mr. Keil, second by Alessi

ADJOURNMENT

Motion to adjourn by Mr. Alessi, second by Chief, all in favor, meeting adjourned.

Respectfully submitted,
Robike Noll

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Date Approved:

cc: Mayor and Council

Robert Regan, Board Attorney

Thomas W. Skrable, Board Engineer

Construction Official

Fire Official

Board of Health

Burgis Associates