

BOROUGH OF OLD TAPPAN
PLANNING BOARD REORGANIZATION & REGULAR MEETING
January 13, 2021
Via ZOOM
MINUTES
Meeting commenced at 7:32 p.m.

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.

It was duly noted that Fire Exits were located at the Main Entrance to the
Council Chambers and in the rear of the Council Chambers.

Roll Call for Reorganization Meeting:

	Present	Absent
Chair, Weidmann	X	
Vice Chair, Mamary		X
Mr. Maggio		X
Mr. Keil	X	
Mr. Alessi		X
Mr. Eller	X	
Ms. Haverilla	X	
Councilman Gallagher	X	
Councilman Boyce		X
Alternate #1, Ms. Louloudis		X
Alternate #2, Mr. Scozzafava	X	
Alternate #3, Vacant		
Alternate #4, Vacant		
Also Present:		
Diane Frohlich, Board Secretary	X	
Mr. Regan, Esq.	X	
Mr. Skrable, Borough Engineer	X	
Mr. Szabo, Borough Planner		X

Mr. Regan swears in our reappointed Board Members:

Councilman Gallagher

Ms. Haverilla

Councilman Boyce

Nomination and election of the Chairman: William Weidmann

Motion: Ms. Haverilla Second: Mr. Eller

	Yes	No	Abstain
Chair, Weidmann			X
Vice Chair, Mamary			absent
Mr. Maggio			absent
Mr. Keil	X		
Mr. Alessi			absent
Mr. Eller	X		
Ms. Haverilla	X		
Councilman Gallagher	X		
Councilman Boyce			absent
Alternate #1, Ms. Louloudis			absent
Alternate #2, Mr. Scozzafava	X		
Alternate #3, Vacant			
Alternate #4, Vacant			

Nomination and election of the Vice - Chairman: Nick Mamary

Motion: Ms. Haverilla Second: Mr. Keil

	Yes	No	Abstain
Chair, Weidmann	X		
Vice Chair, Mamary			absent
Mr. Maggio			absent
Mr. Keil	X		
Mr. Alessi			absent
Mr. Eller	X		
Ms. Haverilla	X		
Councilman Gallagher	X		
Councilman Boyce			absent
Alternate #1, Ms. Louloudis			absent
Alternate #2, Mr. Scozzafava	X		
Alternate #3, Vacant			
Alternate #4, Vacant			

Nomination and election of the Financial Secretary – Micheal Alessi

Motion: Councilman Gallagher Second: Mr. Keil

	Yes	No	Abstain
Chair, Weidmann	X		
Vice Chair, Mamary			absent
Mr. Maggio			absent
Mr. Keil	X		
Mr. Alessi			absent
Mr. Eller	X		
Ms. Haverilla	X		
Councilman Gallagher	X		
Councilman Boyce			absent
Alternate #1, Ms. Louloudis			absent
Alternate #2, Mr. Scozzafava	X		
Alternate #3, Vacant			
Alternate #4, Vacant			

Resolutions for the following Appointments:

Recording Secretary: Diane Frohlich

Board Secretary: Diane Frohlich

2021 Meeting Dates

Board Attorney: Robert T. Regan, Esq.

Borough Engineer: Thomas Skrable

Borough Planner: John Szabo

Motion: Ms. Haverilla Second: Mr. Keil

	Yes	No	Abstain
Chair, Weidmann	X		
Vice Chair, Mamary			absent
Mr. Maggio			absent
Mr. Keil	X		
Mr. Alessi			absent
Mr. Eller	X		
Ms. Haverilla	X		
Councilman Gallagher	X		
Councilman Boyce			absent
Alternate #1, Ms. Louloudis			absent
Alternate #2, Mr. Scozzafava	X		
Alternate #3, Vacant			
Alternate #4, Vacant			

ADJOURNMENT OF REORGANIZATION MEETING

Motion to Close Regular Meeting: Ms. Haverilla

Second: Mr. Keil

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

OPEN REGULAR MEETING

Motion to Open Regular Meeting: Mr. Keil
Second: Ms. Haverilla

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

Roll Call for Regular Meeting:

	Present	Absent
Chair, Weidmann	X	
Vice Chair, Mamary		X
Mr. Maggio		X
Mr. Keil	X	
Mr. Alessi		X
Mr. Eller	X	
Ms. Haverilla	X	
Councilman Gallagher	X	
Councilman Boyce		X
Alternate #1, Ms. Louloudis		X
Alternate #2, Mr. Scozzafava	X	
Alternate #3, Vacant		
Alternate #4, Vacant		
Also Present:		
Diane Frohlich, Board Secretary	X	
Mr. Regan, Esq.	X	
Mr. Skrable, Borough Engineer	X	
Mr. Szabo, Borough Planner		X

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Mr. Keil
Second – Ms. Haverilla

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

Jason and Daniela Hall of 176 Central Avenue were present and were seeking some updates on several applications that have been approved by the Planning Board but have not yet “moved” such as Artis Senior Living and Central Avenue Joint Ventures.

Councilman Gallagher gave some insight into both of these projects. Mr. Skrable stated that he thinks the stall with Artis is that they are waiting for State approvals (which is even more difficult during the pandemic) and that there is a new Owner/Developer for the Central Avenue project. They were further informed to check with the Building Department to see if any permits had been issued.

As far as the dwelling that looks as if it will “fall down” at any time, Anna stated she would contact the new Zoning Officer for any updates on the removal of the structure.

Motion to Close to the Public – Mr. Keil
Second – Councilman Gallagher

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

ENVIRONMENTAL COMMISSION REPORT

Mr. Keil stated that his report is the same as last month as there was no December meeting. The Commission will be meeting on January 19th and he will have an update at the next Planning Board meeting.

COUNCIL LIAISON REPORT

Councilman Gallagher stated that Councilman Boyce is the new Council Liaison and he is the Mayor's appointee. Budget meetings will be starting on January 28th and will go approximately 4 – 5 weeks. The Mayor and Council are hopeful that the municipal portion of the taxes will stay the same as in 2020.

CONSTRUCTION OFFICIAL REPORT

Report was distributed in everyone's packet. Chair Weidmann asked if anyone had any questions.

BOROUGH ENGINEER REPORT

Mr. Skrable had nothing to report.

FINANCIAL SECRETARY REPORT

Ms. Frohlich presents the financial report(s) as there were two this meeting. Chair Weidmann approved the paying of bills on December 21, 2020 in order to close out the 2020 Budget. The numbers are reflected below:

Budget is \$ 580.00 and Escrow \$ 3,215.00 for a
Total: \$ 3,795.00.

At the meeting on January 13, 2021 the following was approved:

Budget is \$ 300.00 and Escrow is \$ 315.00 for a
Total of \$ 615.00.

Motion to approve: Councilman Gallagher

Second: Ms. Haverilla

One voice vote, all in favor, none opposed, approval.

MINUTES

Approval of December 9, 2020 Regular Meeting

Motion to adopt - Councilman Gallagher

Second – Ms. Haverilla

One voice vote all in favor, none opposed, the minutes are approved.

NEW BUSINESS

Mr. Capizzi is present to request a time extension from the Board for the Unanue/Cuomo subdivision.

Mr. Regan gives some background information; there is a need for a partial mortgage release in order for this "deal" to complete. With the way things are with the Pandemic, everything is taking longer than usual. Mr. Regan recommends that the Board grant an extension of time to June 30, 2021.

Roll Call for Unanue/Cuomo Time Extension

Motion: Mr. Eller Second: Ms. Haverilla

	Yes	No	Abstain
Chair, Weidmann	X		
Vice Chair, Mamary			absent
Mr. Maggio			absent
Mr. Keil	X		
Mr. Alessi			absent
Mr. Eller	X		
Ms. Haverilla	X		
Councilman Gallagher	X		
Councilman Boyce			absent
Alternate #1, Ms. Louloudis			absent
Alternate #2, Mr. Scozzafava	X		
Alternate #3, Vacant			
Alternate #4, Vacant			

OLD BUSINESS

None

COMMUNICATIONS

None

RESOLUTIONS AND ORDINANCES

Bank of America

211 Old Tappan Road

Block 1605, Lot 6

Design waiver relief for light levels

Roll Call for Bank of America Resolution

Motion: Ms. Haverilla Second: Councilman Gallagher

	Yes	No	Abstain
Chair, Weidmann	X		
Vice Chair, Mamary			
Mr. Maggio			
Mr. Keil	X		
Mr. Alessi			
Mr. Eller			
Ms. Haverilla	X		
Councilman Gallagher	X		
Councilman Boyce			
Alternate #1, Ms. Louloudis			
Alternate #2, Mr. Scozzafava			
Alternate #3, Vacant			
Alternate #4, Vacant			

APPLICATIONS

None

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public: Ms. Haverilla
Second: Councilman Gallagher
One voice vote, all in favor, none opposed, the motion carried.

No one wished to speak.

Motion to close the meeting to the public: Mr. Keil
Second: Ms. Haverilla
One voice vote all in favor, none opposed, the motion carried.

ADJOURNMENT

Motion to Close Regular Meeting: Ms. Haverilla
Second: Councilman Gallagher
One voice vote, all in favor, none opposed, the motion carried.