

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, OCTOBER 12, 2011- 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:**

**ROLL CALL:**

Present:	William Weidman	Chairperson
	Anna Haverilla	Mayor Rep.
	Victor Cioce	Council Liaison
	Charles Maggio	
	Gary Mascolo	
	Police Chief Shine	
	David Keil	
	Michael Alessi	Alt. #2
Also Present:	Robert Regan, Esq.	Board Attorney
	Sean Moronski	Board Planner
	Thomas Skrable	Board Engineer
Absent:	Nick Mamary	Vice Chair
	Karen Nilsson	Alt. #1
	Richard Sunden	
	Julie Katz	Alt. #3
	Thomas Gallagher	Alt. #4

**PLEDGE OF ALLEGIANCE:**

**OPEN TO PUBLIC:** None

**APPLICATIONS:**

**Casamento – Block 203, Lot 18**

Mr. Mascolo steps down from the dais. The property is located at 48 Ogle Road. The applicant intends on demolishing the building and construct a new building. Application is in compliance except the height. 35 feet is required and 38.42' feet is proposed. Notice is in order. Anthony Kurus, is sworn engineer and planner. A-1 is marked and last revised 9/19/11 site plan. A-2 is marked as the drainage plan dated 7/11/11. Mr. Kurus stated that there is 100' setback from the front. Mr. Skrable and Mr. Moronski are sworn by Mr. Regan. October 3, 2011 report by Mr. Skrable is marked as Board 1. Mr. Weidmann, seconded by Councilwoman Haverilla, makes a (OTPB – 10/12/11)

motion to open the meeting to the public. Mr. Weidmann, seconded by Councilwoman Haverill, makes a motion to close the meeting to the public. Robert Zampolin, is sworn by Mr. Regan, and deemed qualified by the board as an architect. A-3 is marked as elevation of 5/25/11. The proposed home is a French chateau design. Aerial photo is marked as A-4. There is a walk out in the rear of the home therefore it requires a variance for height. Mr. Keil, seconded by Councilman Cioce, makes a motion to open the meeting to the public. Mr. Keil, seconded by Councilwoman Haverilla, makes a motion to close the meeting to the public. Mr. Weidmann, seconded by Maggio, makes a motion to approve the height variance at the rear of the property. On roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Maggio, Chief Shine, Councilwoman Haverilla, Mr. Keil, Mr. Alessi, and Mr. Weidmann
Nays:	None
Abstain:	None

**Kriegl – Block 1807, Lot 8**

Mr. Mascolo returns to the dais. Ronald Kriegl, 30 DeBerg Drive. Notice is in order. The applicant is looking to put a front porch on the home. The front yard setback is 35.20 ft. currently

and a 27.20 ft proposed. A-1 is marked as plan. Photos are marked as A-2. 4 Sketches are marked as A-3(A-D). Lot coverage and total impervious coverage will be a condition of any approval. There are 14 different homes in the area with similar porches. No neighbors have objections to the plans. Councilman Cioce, seconded by Mr. Maggio, made a motion to open the meeting to the public. Councilman Cioce, seconded by Mr. Mascolo, made a motion to close the meeting to the public. Mr. Weidmann, seconded by Councilwoman Haverilla, made a motion to approve the application. On roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Maggio, Mr. Mascolo, Chief Shine, Councilwoman, Haverilla, Councilman Cioce, Mr. Keil, Mr. Alessi and Mr. Weidmann
Nays:	None
Abstain:	None

**Unanue – Block 2505.01, Lot 9**

Notice is in order. Nilufer O. DeScherer, Esq., represents the applicant. The property is located at 26 Sunden Court in a RA-25 zone. The applicant is seeking a variance to build an open air pavillion/cabana. The variances are for height by 1.6' and oversized accessory structure. Survey is

marked as A-1 dated 5/13/2009. A-2 is the architectural plans dated 7/29/11. A-3 is architect's presentation board dated 10/12/11. Peter Joseph Unanue is sworn by Mr. Regan. Mr. Unanue stated that the whole perimeter is lined with evergreens. Mr. Unanue provided the history of his ownership of the property. A-4 photo of the western rear of the property. A-5 photo of the western rear of the property further down the property. A-6 is a photo of the rear of the property. A-7 is a photo of the eastern side of the backyard. The original plan was for a 720 sq.ft. cabana.

The current proposed plan is for 540sq.ft. cabana. Louis Salamone, architect is sworn by Mr.

Regan and deemed qualified by the board as an architect. The footprint is 20X27' or 540sq. ft. The materials is brick piers. This will not be enclosed. Asking for electric water and sewer, for a (OTPB – 10/12/11)

sink and refrigerator, no toilet. Councilwoman Haverilla, seconded by Mr. Keil, made a motion to open the meeting to the public. Mr. Keil, seconded by Mr. Mascolo made a motion to close the meeting to the public. Mr. Weidmann, seconded by Mr. Mascolo, made a motion to approve the application with the stated conditions. On roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Maggio, Mr. Mascolo, Chief Shine, Councilwoman Haverilla, Councilman Cioce, Mr. Keil, Mr. Alessi and Mr. Weidmann
Nays:	None
Abstain:	None

**Old Tappan Manor – Block 803, Lot 8**

Mr. Maggio, Councilwoman Haverilla and Councilman Cioce steps down from the dais. Mark Medaio, Esq. A-4 is marked as revised Architectural Plans dated 9/19/11. Mr. Lazarus remains under oath. The windows on the side of the addition on the bridal suite have been eliminated. Mr. Lazarus stated that the expansion is for 940 ft. for the first floor and 1080 for the second floor. The cantilever has high hats in them. Mr. Tuval remains under oath. A-5 is marked as revised engineering plans dated 9/28/11. The brick on the fence has been reduced. Bricks are now 1'10". There will be a small gap between the brick/aluminum fence and the vinyl fence due to a gas easement. There will be a seepage pit to handle any additional runoff. The current lot coverage is 44.33% and the increase is to 44.78%. Mr. Keil, seconded by Mr. Alessi, made a motion to open the meeting to the public. Mr. Charles Maggio, 30 Dearborn Drive, Mr. Maggio questions the parking. They require 71 spaces and 77 spaces are provided. There is no additional lighting besides the high hats with this application. Mr. Weidmann explained that this is a D variance that requires 5 affirmative votes and only 5 members are present to vote tonight. Mr. Medaio decides to continue with the vote tonight. Mr. Weidmann, seconded by Mr. Alessi, made a motion to approve the application with the stated variances. On roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Mascolo, Chief Shine, Mr. Keil, Mr. Alessi and Mr. Weidmann
Nays:	None
Abstain:	None

**COMMUNICATIONS:** None

**CONSTRUCTION OFFICIAL'S REPORT:** None

**BOARD ENGINEER REPORT:** Mr. Skrable stated that the Borough solar project, phase 1 is complete, phase 2 work is complete and Orange & Rockland testing is scheduled for tomorrow morning. Once that is done they will be reimbursed. Mr. Skrable reviewed the letter about the pipeline. It is done on a 5 year basis. Residents shouldn't notice anything different.

**COUNCIL LIAISON'S REPORT:** Councilman Cioce stated that the only related issue from the Mayor and Council is the solar panels on the school which will be heard this evening.

(OTPB – 10/12/11)

**ENVIRONMENTAL COMMISSION REPORT:** Mr. Keil stated that the Environmental Commission met on 9/20/11 and discussed a possible lecture series either at the high school or the library as well as a middle school poster contest. Old Tappan has been bronze certified by Sustainable Jersey.

**FINANCIAL SECRETARY'S REPORT:** Mr. Mascolo stated that the bills are as follows: \$175.00 from the budget and \$3,356.71 from escrow for a total of \$3,531.71. On roll call vote, all in favor, none opposed.

**MINUTES TO BE APPROVED:** None

**RESOLUTIONS:** Morandi - Mr. Regan reads and reviews the resolution for the board. A motion was made by Mr. Mascolo and seconded by Mr. Keil. On roll call vote the vote was as follows:

Roll call:

Ayes:	Mr. Mascolo, Councilwoman Haverilla, Mr. Keil, Mr. Alessi and Chair Weidmann
Nays:	None
Abstain:	None

Sokolich - Mr. Regan reads and reviews the denial resolution for the board. A motion was made by Chief Shine and seconded by Chair Weidmann. On roll call vote the vote was as follows:

Roll call:

Ayes:	Chief Shine and Chair Weidmann
Nays:	None
Abstain:	None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**NVRHS Solar Presentation –**

Mr. Regan explains the reason the school is before the board and states that this is not an application and that the planning board's role is limited to reviewing the capital project and making recommendations. John Schettino, Esq. represents the school. This is a solar panel project for both Demarest and Old Tappan high schools. Northern Valley Demarest High School is agreeable to this project. This is an educational component. There should be a financial benefit to the district. Panels are proposed for the roof and you will not see them. Asking the company to replace the roof at no cost to us. Bidders will install the system and maintain the system. Mr. Schettino explains the locations of the panels. They are expecting to receive bids in November. Chief Shine has concern with emergency response and the apparatus in the parking area. Mr. Schettino stated that the architect will contact the police and make sure that all concerns are

addressed. The architect spoke. Mr. Alessi stated that one of the fire apparatus will not be able to operate with these panels. Mr. Keil questions other areas of the property to install solar panels. Mr. Mascolo has concern with snow and ice on the top of the carports. 81,000 on the roof and (OTPB – 10/12/11)

45,000 in the parking lot. Councilman Cioce asks if the neighbors have been notified. Mr. Schettino stated that if occurs and it is decided that there is an impact they will notify the neighbors. Councilwoman Haverilla, seconded by Councilman Cioce, made a motion to open the meeting to the public. John Kramer, 9 Jay Street, Old Tappan. Councilman Kramer asks how many parking spaces will be affected. 7 rows will be covered. Councilman Kramer discussed the similar solar panel project at William Paterson and stated that look does not suit Old Tappan. The canopies will be a detriment to the community. Councilman Kramer provided photos that he took of the parking lots at William Paterson. Councilman Kramer is for solar energy but objects to this plan in its current form. John Rinaldi provides his qualifications for the board. Mr. Rinaldi stated that there is no need for canopies. Tom Skrable suggests looking at higher wattage panels and concern about vandalism. Mr. Weidmann suggests the Board of Ed do further investigation to avoid the canopies. Councilwoman Haverilla is in favor of solar power but not in favor of the canopy structures. Mr. Weidmann, seconded by Councilwoman Haverilla, made a motion to draft a letter stating same. On roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Maggio, Mr. Mascolo, Councilwoman Haverilla, Councilman Cioce, Mr. Keil, Mr. Alessi and Mr. Weidmann
Nays:	None
Abstain	None

**OPEN TO PUBLIC:** None.

**ADJOURNMENT:**

Upon motion of Chief Shine, seconded by Mr. Alessi, all in favor, the meeting was adjourned at 11:00 pm.

Respectfully submitted,

By: \_\_\_\_\_

Siobhain Auer  
Recording Secretary

/sa

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

cc: Mayor and Council  
Robert Regan, Esq.  
Thomas W. Skrable, P.E.  
Construction Official  
Fire Official

Board of Health  
Burgis Associates