

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, JULY 13, 2011- 7:30 p.m.
MINUTES**

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

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: None

APPLICATIONS:

Sigismondi – Block 2103 Lot 8

Mr. Sigismondi and Mrs. Sigismondi remain under oath. The fence will be 16ft. from the curb and will be 5ft high. The plantings will be out of the right of way. The newest plans are marked as A-4. All of the azeleas have been removed and are now all evergreens. Virginia Armstrong, 22 Forest Avenue, previously sworn. Ms. Armstrong suggested prior to the last meeting a sketch which Mr. Sigismondi did not address. Ms. Armstrong contacted Marie Koehler, a prior resident to the area and Bill Howe regarding cars coming onto the property. Both said now. Ms. Armstrong asked Chief Shine regarding Walter Street incidents. Chief Shine stated that there
(OTPB – 7/13/11)

were none. Ms. Armstrong believes that the Sigismoni's have no privacy but objects to the white vinyl fence. Ms. Tina Tereabokia on 18 Forest Avenue, previously sworn, feels the Planning Board should not grant a variance. A 3 foot fence is ok with her. Mr. Sigismondi stated that there are 16 homes on Forest Avenue and only 3 or 4 people are objecting so that must mean the the other people are ok with it and therefore Ms. Armstrong's statement is incorrect. Mr. Anthony Tereabokia, 18 Forest Avenue, previously sworn. He is opposed to the application and asks that the board stay in compliance with the borough's laws. Mr. Tom Flood, 24 Walter Street, previously sworn. Mr. Flood brought up issues that the Chair at last meeting suggested that the affected neighbors be given the plans 2 weeks in advance, asked the expert to come in and testify and these were not done. Mr. Flood asks what the hardship. Mr. Sigismondi stated that a 3 foot is not good enough for the safety of his kids. Mr. Regan stated that it is not mandatory to provide proof of hardship under the C-2 standard. Mr. Flood has a 4ft. fence on his driveway and is on a corner lot. Mr. Sigismondi stated that Mr. Flood's fence is very visible from the street. The fence is 16ft from the curb and 6ft from the property line. Mr. Flood would prefer the 3ft fence. Mr. Regan stated that the board must determine if a 5ft fence with landscaping is a better zoning alternative then a 3ft fence at the property line with no landscaping. Mr. Mascolo states that most of the fence is covered by landscaping. Mr. Maggio stated Mr. Sigismondi has addressed all the board's concerns. The fence is a see through picket fence. Virginia Flood, 24 Walter Street, is sworn by Mr. Regan, asks where the fence begins. Mr. Keil seconded by Mr. Maggio makes a motion to close the meeting to the public. Mr. Maggio makes a motion to approve the motion with the stated changes seconded by Ms. Katz, on roll call vote the vote was as follows:

Roll call

Ayes:	Mr. Mamary, Mr. Maggio, Mr. Mascolo, Chief Shine, Mr. Alessi, Ms. Katz and Mr. Gallagher
Nays:	Mr. Keil
Abstain:	None

Motion approved, application granted.

Morandi – Block 1901, Lot 10

Brian Morandi is sworn by Mr. Regan. The notice documents are in order. A-1 is marked as a photo board of 12 photos. The photos depict a garage. The application is to tear it down and build a garage with a cabana attached to it. There are 2 variances needed which is height of 18' where 14' is allowed and the size allowed is 250sq.ft. and proposed by 1051sq.ft.. The property has 40ft high hemlock trees. Mr. Morandi is willing to put up arborvitaes to assist with the neighbors. 7X25 is for the cabana. The current garage is 480sq.ft. The second floor is only for storage. His architect did not show up. The plans say 3 car garage but it only a 2 car garage. This is going to be 39X25 feet instead of 52X25 feet. Mr. Morandi will return in September with revised plans and the architect. No rennotice is required.

Mr. Morandi has concerns about the overgrown trees on the corner of Washington and Westwood Avenues and that people have to walk in the street instead of the sidewalk.

(OTPB – 7/13/11)

Bank of America – Block 1605, lot 6

Mr. Maggio steps down from the dais. Diane Hickey, Esq. represents the applicant Bank of America, 211 Old Tappan Road. The application is to bring the bank into ADA compliance. A-1 is marked as the site plan prepared by Bohler Engineering dated 3/21/11 revised to 6/14/11. William Schwartz, is sworn by Mr. Regan and is deemed qualified by the board as an engineer. There will be no changes to the drive through. This will only deal with the parking area and sidewalk access from Central Avenue to the back door of the building. This will be wheelchair accessible. The parking lot will have 2 handicap accessible parking spaces. They will remain with 34 spaces. The sidewalk to Central Avenue is 65ft long and 5ft wide. The front sidewalk will remain the same and therefore will not be ADA compliant. Mr. Moronski goes through the waivers that the applicant has requested. Mr. Skrable’s memo is marked as B-1. This application is for amended site plan approval not ADA compliance. Ms. Katz seconded by Mr. Mascolo made a motion to approve the application as stated. On roll call vote, the vote was as follows:

Roll call:

- Ayes: Mr. Mamary, Mr. Mascolo, Chief Shine, Mr. Keil, Mr. Alessi, Ms. Katz and Mr. Gallagher
- Nays: None
- Abstain: None

Sokolich – Block 1504, Lot 9

Mr. Mark Sokolich represent the applicant Fred Sokolich. The applicant has renoticed and Mr. Regan stated that they appear to be in order. A-27 is marked as the revised site plan prepared by Mark Martins with a revision date of 6/22/11. Mr. Martins was previously sworn. Mr. Martins explains the changes specifically the reduction of units from 12 to 10. This has reduced the footprint and the impervious coverage. There are 2 additional parking spaces to the property. There are now a total of 26 parking spaces when a minimum of 20 spaces are required. There

are

now 5 variances being sought. B-2 is marked as the Burgis report of July 8, 2011. The floor area is 22,200sqft in floor area including the basement. A moving van will park on Russell Avenue. B-3 is marked as Mr. Skrable’s email of July 8, 2011. Mr. Vergona was previously sworn. A-28 are the revised architectural plans last revised 6/22/11. Mr. Vergona explains the changes to the board. Most of the changes occurred on the western side of the building. A-29 is the cellar drawing. A-30 is the first floor plan. A-31 is the second floor plan. There is only 1 affordable unit. Some units will have windows in the kitchen and bathroom. The floor area is 15,591sq.ft excluding the basement. Mr. Kenneth Ochab is sworn by Mr. Regan and deemed qualified by

the

board as a planner. A-32 is marked as photos (4) taken by Mr. Ochab. A-33 is marked as 4 photos taken by Mr. Ochab. A-34 is the Old Tappan Zoning Map. A-35 is marked as a copy of Mr. Ochab’s written report. Mr. Ochab discusses the context in which this development would exist. Mr. Ochab compared this housing development to the RB-130 zone. Mr. Ochab states that his report references each of the positive and negative criteria of this project. Although it is in a RA-15 zone it is surrounded by RB-130. Mr. Ochab would not recommend this property be developed with a single family home surrounded by RB-130. Mr. Ochab believes that this site is particularly suited for the proposed development because of its surrounding properties, ie. senior

housing, ball field, and borough facilities. Mr. Ochab states that these units would be ideal for (OTPB – 7/13/11)

empty nesters and people just starting out and establishing themselves. The master plan discusses this. Mr. Ochab believes that this site can accommodate what the applicant is proposing. The buffer requirement is 12% of the lot width but no less than 35ft. The applicant does meet this requirement at one portion of the property but on the side that it is only 12ft there is no adjacent building on the property. Mr. Ochab believes that this development would generate less than 1 child. Mr. Moronski's report states that it would generate 2.67 children. If the board were to use the lot coverage in the RB-130, which is 60%, the applicant would only be .75% over the allowed 60%. RA-15 requires a maximum of 50% lot coverage. Although Mr. Ochab stated that these units are ideal for empty nesters, or 55 and over or young professionals the renting will not be limited to those two areas. RB-130 requires 3 acres while this property is $\frac{3}{4}$ of one acre. Chief Shine has concerns about overflow parking. Mr. Sokolich states that they could limit the unit parking capacity with each rental or potential condo deed restriction. Meeting carried to September 14, 2011, no new notice required.

COMMUNICATIONS: River Vale Master Plan is reexamining the Master Plan and have invited the planning board of Old Tappan to view this at their borough hall.

CONSTRUCTION OFFICIAL'S REPORT: None.

BOARD ENGINEER REPORT: Mr. Skrable stated that the sidewalk program is essentially complete. Solar project phase 1 is operational and the monitor will be installed in Borough hall shortly. Mr. Mamary stated that the sidewalks on DeWolf look good. Mr. Skrable stated that from Lone Cedar to the border will be another sidewalk phase.

COUNCIL LIAISON'S REPORT: None

ENVIRONMENTAL COMMISSION REPORT: Mr. Keil stated that the Environmental Commission through the Green Team has applied for Sustainable Jersey Certification and should hear back in a few months. There is still plans for a Bonabel Park dedication in September or October. The next meeting is July 19, 2011. There is no meeting in August.

FINANCIAL SECRETARY'S REPORT: Mr. Mascolo stated that the bills are as follows: \$517.00 from the budget and \$2,735.58 from escrow for a total of \$3,252.58. A motion was made by Mr. Maggio and seconded by Mr. Alessi, to approve the bills as stated. On roll call vote, all in favor, none opposed. Motion carried.

MINUTES TO BE APPROVED: None

RESOLUTIONS: None

OLD BUSINESS:

NEW BUSINESS:

(OTPB – 7/13/11)

OPEN TO PUBLIC: None.

ADJOURNMENT:

Upon motion of Mr. Alessi, seconded by Mr. Keil, all in favor, the meeting was adjourned at 11:05 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