

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, MARCH 17, 2010- 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: 7:30pm

ROLL CALL:

Present:	Rea Epstein	Chairperson
	William Weidmann	Vice-Chairperson
	Anna Haverilla	Mayor Rep.
	Peter Abballe	
	Charles Maggio	
	Richard Sunden	
	Gary Mascolo	
	Michael Alessi	Alt. #4
Also Present:	Robert Regan, Esq.	Board Attorney
	Thomas Skrable	Board Engineer
	Sean Moronski	Board Planner
Absent:	Nick Mamary	
	Matthew Nalbandian	Council Liaison
	John Rinaldi	Alt. #1
	Karen Nilsson	Alt. #2
	Julie Katz	Alt. #3

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: None

COMMUNICATIONS: Meeting is recorded and people need to refrain from speaking unless they have the floor.

CONSTRUCTION OFFICIAL'S REPORT:

BOARD ENGINEER REPORT: Mr. Skrable stated that the solar project is moving forward. The materials will be brought in this week, then the panel installation within the next 3 weeks. Mr. Skrable stated that the borough can get an extension from the 4/28/10 deadline. Mr. Skrable also discussed sidewalks.

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COUNCIL LIAISON'S REPORT: Councilwoman Haverilla stated that Crestron came before the Mayor and Council. There were no residents at the meeting. Councilwoman Haverilla also discussed the house at Oaks Park, that the high school has mentioned that they might want to use if for their special needs students. The zoning is unknown and there are things that they have to do to repair. The borough would prepare a lease. The old police station was also considered but Oaks Park is closer for bussing. The children would learn basic cooking, and making a bed. This will be discussed at the next Mayor and Council meeting. Mr. Skrable and Mr. Moronski stated that the zoning hasn't been changed. Mr. Abballe stated that it would be a change of use from residential to assembly. Mr. Joe Checco is the architect.

ENVIRONMENTAL COMMISSION REPORT: Mr. Mascolo stated that the Environmental Commission is not aware of Natural resource inventory but they will look into it. Mr. Mascolo stated that the free wood chips should be put in the newsletter. Mr. Mascolo will send the borough administrator an email

FINANCIAL SECRETARY'S REPORT: The bills are as follows: \$672.25 from escrow for a total of \$672.25. A motion was made by Mr. Weidmann and seconded by Councilwoman Haverilla, to approve the bills as stated. On roll call vote, all in favor, none opposed. Motion carried.

APPLICATIONS:

Colonial Manor - Councilwoman Haverilla leaves the council chambers because this is a D variance and Mr. Maggio step down from the dais because he is within the 200 ft. list. Mr. Regan explains to Mr. Medaio that there are only 6 members. Mr. Medaio wishes to continue with the application this evening. The notice documents are in order. A-1 is marked as the plans revised through 3/5/10. A-2 is marked as the north and south side elevations. A-3 is marked as the floor plan. The building will come down in height by 6 feet to get rid of the old residential gable roof. The entire roof will be 23.7 feet. All the brick has been preserved and is being reused. Around the front door will be a stone instead of brick because there was not enough brick, approximately 50 sq.ft.. A handicap ramp has been added to the platform on the left of the building. The applicant is adding a 200 sq. ft. walk in refrigerator. The current storage area would like to be an open porch for people to smoke. Stephen Lazarus, is sworn by Mr. Regan and deemed qualified as an architect by the board. Mr. Lazarus stated that the intent is to make the walk in box look exactly like the rest of the building. The storage/veranda area is now squared off and an additional 150 sq. ft. has been added to the area. A wall had to be removed because of wood damage and termite damage. The wall was replaced exactly including the windows in the exact location. The walk in box emits no noise. The veranda will not have any tables or chairs. This will be a condition of any approving resolution. The current storage items will be put in the basement. All deliveries will be brought through the kitchen. The outside will look cleaner without an exterior door for the walk in refrigerator. The new roof line will not affect the water runoff. The use is not being intensified. The existing garage will be resided or compatible with the main building. Mr. Abballe stated that the entire building will be sprinklered and United Water is putting a hot box by the street and the applicant agrees to shield it subject to the borough engineer's approval. All compressors and fan units will remain on the roof. Mr. Mascolo,

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seconded by Mr. Alessi, makes a motion to open the meeting to the public. Jackie Martinetti, 10 Dearborn Drive, is sworn by Mr. Regan. Ms. Martinetti asked if a building permit ever issued for the storage area. Mr. Abballe said he will look into this. Mrs. Martinetti questioned the handicapped ramp. Mr. Medaio stated that there is no plan to put another handicapped ramp on the inside of the building. Henry Shaw, 15 Dearborn Drive, is sworn by Mr. Regan. Mr. Shaw questioned the second floor. Mr. Lazarus stated the second floor is for the bride and business offices. Mr. Shaw has concern regarding the garbage pickup at 5:30 a.m. and Mr. Medaio agrees to look into getting that changed. Suzanne Shaw, 15 Dearborn Drive, is sworn by Mr. Regan. Mr. Medaio states that the garbage has nothing to do with this application but they will try and get it changed. Mrs. Epstein thanks Mr. Abballe for overseeing this project. Mr. Shaw had concern about what was being taken down. Mr. Weidmann, seconded by Mr. Alessi, makes a motion to close the meeting to the public. Harry Tuvel, is sworn by Mr. Regan and deemed qualified as an engineer. A-4 is marked as the site plan revised to 3/3/10. The walk in box is located in the middle of the rear portion of building. It is not accessible from the outside. The handicap ramp will be against the building. The patio is 12ft. X 44ft. and 590.6 sq. ft. is the coverage. The ramp and walk will add 247 sq. ft. The exterior dimensions of the walk in box is 238 sq. ft. Mr. Skrable asked about the roof leaders. B-1 is marked as Mr. Skrable's email of 3/11/10. Mr. Tuvel agrees to all the items on the email. Mr. Weidmann states that the height on the plans needs to be corrected to show the height as 23.7 ft. Mr. Weidmann, seconded by Mr. Mascolo, makes a motion to open the meeting to the public. Mr. Weidmann, seconded by Mr. Mascolo, makes a motion to close the meeting to the public. Joseph Emrani, is sworn by Mr. Regan. Mr. Emrani is part owner of the Colonial Manor. The garbage area is right against the building. The garbage will be moved to the otherside of the building. It will be enclosed by a 6 ft. chain link fence. Mr. Medaio suggests leaving the garbage where it is so that it does not change the application. If the work with the garbage company does not change then they may come back to the board to move the dumpster. Mr. Weidmann, seconded by Mr. Alessi, makes a motion to open the meeting to the public. Mr. Weidmann, seconded by Mr. Mascolo, makes a motion to close the meeting to the public. Mr. Medaio recalls Mr. Lazarus. Mr. Lazarus confirms that the veranda is proposed to be 566 sq. ft. Mr. Medaio makes closing statement. Mr. Mascolo, seconded by Mr. Weidmann, makes a motion to approve the application with the stated conditions. On roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Sunden, Mr. Mascolo, Mr. Weidman and Mrs. Epstein
Nays:	None
Abstain:	Mr. Abballe

Application is approved.

MINUTES TO BE APPROVED: None

RESOLUTIONS: None

OLD BUSINESS: None

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OPEN TO PUBLIC: Mr. Weidmann seconded by Mr. Alessi makes a motion to open the meeting to the public. Ms. Martinetti expressed concerns about the recording system for the planning board. Mr. Weidmann seconded by Mr. Mascolo makes a motion to close the meeting to the public.

NEW BUSINESS:

ADJOURNMENT:

Upon motion of Mr. Weidmann, seconded by Mr. Mascolo, all in favor, the meeting was adjourned at 9:43 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