

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, July 21, 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.
	Matthew Nalbandian	Council Liaison
	Peter Abballe	
	Nick Mamary	(7:40)
	Charles Maggio	(7:40)
	Gary Mascolo	(7:45)
	John Rinaldi	Alt. #1
	Karen Nilsson	Alt. #2
	Julie Katz	Alt. #3
	Michael Alessi	Alt. #4

Also Present:	Robert Regan, Esq.	Board Attorney
	Thomas Skrable	Board Engineer
	Sean Moronski	Board Planner

Absent:	Richard Sunden
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PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: Councilwoman Haverilla seconded by Councilman Nalbandian made a motion to open the meeting to the public. Peter Spagnuolo, 31 O'Connors Lane, here on behalf of 10 Lone Cedar. There was a roof on the plans over the porch but the builder ran out of money. Mr. Regan told the attorney Robert Noble via telephone stating that the call needs to be made by the administrative officer first (Pete Abballe or Nick Pappas). If the property owner disagrees with the administrative officer the owner can appeal. This approval came before the FAR came into effect. Mr. Abballe recommended that he meet with the owner and Mr. Pappas. He will review the old file with Mr. Pappas and make a decision which may require the property owner to come back before the board. Councilwoman Haverilla, seconded by Councilman Nalbandian, made a motion to close the meeting to the public.

(Old Tappan Planning Board – 7/21/10)

COMMUNICATIONS:

APPLICATIONS:

Maccaro Approval Revision – Block 401, Lot2

Vincent Maccaro, Sr. and Vincent Maccaro, Jr. are sworn by Mr. Regan. They originally agreed to a 3ft berm and 7ft to 8ft trees. They are requesting to eliminate the berm and plant taller trees (10 to 11 foot). They have runoff concerns that would affect the neighbor. Mr. Maccaro, Jr. has a letter from the landscape architect stating that the berm was not a good idea. Councilwoman Haverilla, seconded by Councilman Nalbandian, made a motion to open the meeting to the public. Mark Bernstein, 1 Orchard Lane, is sworn by Mr. Regan. Mr. Bernstein is pleased with all the work that was done and is ok that they eliminate the berm but they need to be done. Councilwoman Haverilla, seconded by Councilman Nalbandian, makes a motion to close the meeting to the public. A motion to approve this revision was made by Councilman Nalbandian, and seconded by Ms. Katz. On roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Mamary, Mr. Maggio, Mr. Mascolo, Mr. Abballe, Councilman Nalbandian, Councilwoman Haverilla, Mr. Rinaldi, Ms. Nilsson, Ms. Katz, Mr. Weidmann and Mrs. Epstein.
Nays:	None
Abstain:	None

Brennan – Block 701, Lot 1

Russell Huntington represents the applicant. A-14 is marked as the revised plan dated 7/7/10 of 9 sheets. Doug Doolittle, applicant's engineer is recalled and remains sworn. 7/7/10 drainage report is marked as A-15. Mr. Doolittle describes the changes to the plan from the last meeting. B-4 is marked as Mr. Skrable's report. Mr. Skrable recommended that the drainage obligation remain private. Councilwoman Haverilla, seconded by Ms. Nilsson, made a motion to open the meeting to the public. Mr. Ahn, 27 O'Connor's Lane, has concerns regarding drainage; he currently has a water problem on his property. Mrs. Epstein states that the obligation of the applicant is to detain the water on the applicant's property and not make Mr. Ahn's situation worse. Mr. Skrable states that the proposal will make improvements to the situation. Mr. Ron Binaghi, is sworn by Mr. Regan, 31 DeWolf Road and is speaking about 23 DeWolf Road, requests that the applicant get a recommendation from the Fire Department regarding the hydrant. Mr. Skrable stated that everything north and west of the property that the road intercepts will run to the reservoir. Anything east or south will continue to run in the same direction. Mr. Binaghi's farm built a retention basin last year. Mr. Ahn asks if he can build his property up. Mr. Skrable stated that he would need to go through the permit process for soil moving. Councilwoman Haverilla, seconded by Ms. Nilsson, made a motion to close the meeting to the public. Any approval would be conditioned upon a developer's agreement. Mr. Alessi stated that the hydrant should be moved. Mr. Weidmann, seconded by Councilman Nalbandian, made a motion to open the meeting for any questions. Pete Spagnuolo, asks about the possibility of moving the road 5 ft as discussed at the last meeting. Mr. Skrable stated that if there is an easement for shade trees on lot 2 he would have no objection. The applicant is requesting preliminary approval only.

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Councilman Nalbandian, seconded by Mr. Weidmann, made a motion to close the meeting to the public for questions. The 6/3/10 report of the Fire Department is marked B-5 and 7/21/10 report of Arty Lake, DPW is marked B-6. Mr. Weidmann, seconded by Ms. Nilsson, made a motion to approve the application with the stated conditions. On roll call vote, the vote was as follows:

Roll call:

Ayes: Mr. Mamary, Mr. Maggio, Councilman Nalbandian, Ms. Nilsson, Ms. Katz, Mr. Alessi, Mr. Weidmann and Mrs. Epstein

Nays: None

Abstain: None

CONSTRUCTION OFFICIAL'S REPORT: Mr. Abballe stated that as of 7/1/10 the COAH 2.5% is back in effect.

BOARD ENGINEER REPORT: Mr. Skrable stated that the solar project received the needed 1 year extension. Mr. Skrable also stated that the sidewalk project phase 2 and 3 are receiving bids on 8/12/10. DPW is responsible for pot holes on small streets.

COUNCIL LIAISON'S REPORT: The meeting was cancelled this past Monday due to a power outage.

ENVIRONMENTAL COMMISSION REPORT: No meeting

FINANCIAL SECRETARY'S REPORT: The bills are as follows: \$600.00 from the budget and \$2,656.75 from escrow for a total of \$3,256.75. A motion was made by Mr. Maggio and seconded by Councilman Nalbandian, to approve the bills as stated. On roll call vote, all in favor, none opposed. Motion carried.

MINUTES TO BE APPROVED: A motion to approve the minutes of May 19, 2010, was made by Councilwoman Haverilla and seconded by Mr. Weidmann, with one minor change. On roll call vote, all in favor, none opposed. Motion carried.

RESOLUTIONS:

OLD BUSINESS: The high school found another property to use for their needs, it was ready to move in and fully furnished. Oakes Park will not be utilized by the high school at this time.

OPEN TO PUBLIC:

NEW BUSINESS: Mrs. Epstein has sold her house and is moving into Manhattan. This is her last meeting. She is sad to leave and she received a standing ovation from the Planning Board.
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The 8/4/10 is cancelled and the next meeting is scheduled for 9/15/10.

ADJOURNMENT:

Upon motion of Mr. Weidmann, seconded by Mr. Mascolo all in favor, the meeting was adjourned at 9:16 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