

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, October 20, 2010- 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:** 7:30pm

**ROLL CALL:**

Present:	William Weidmann	Acting Chairperson
	Matthew Nalbandian	Council Liaison
	Nick Mamary	
	Gary Mascolo	
	Karen Nilsson	Alt. #2
	Julie Katz	Alt. #3

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

Absent:	Anna Haverilla	Mayor Rep.
	Richard Sunden	
	Peter Abballe	
	Charles Maggio	
	John Rinaldi	Alt. #1
	Michael Alessi	Alt. #4

**PLEDGE OF ALLEGIANCE:**

**OPEN TO PUBLIC:** No public.

**COMMUNICATIONS:** None

**APPLICATIONS:**

**Sokolich – Block 1504 Lot 9**

Councilman Nalbandian leaves the dais because it is a D variance. Mr. Weidmann asks if the applicant wishes to continue because there are only 5 voting members when 7 are allowed. The applicant agrees to continue in the hopes that the other members will listen to the tapes in order to vote. All notices are in order. Mr. Mark Sokolich represents the applicant is Fred Sokolich regarding 40 Russell Avenue. The property is located in a RA-15 zone. The applicant is (Old Tappan Planning Board – 10/20/10)

proposing a multi-family residence, of 15 units in a single 2.5-story building. Mr. Mark Martins, is sworn by Mr. Regan, and is deemed qualified as an engineer. Mr. Moronski and Mr. Skrable are sworn by Mr. Regan. The engineering plans prepared by Mr. Martins are marked as, A-1 Cover sheet, A-2 - Topographic survey, A-3 - Preliminary and Final Site Plan, A-4 - Grading and Utilities Plan, A-5 - Landscape Plan, and A-6 - Lighting Plan. The ingress/egress will be off of Russell Avenue only. The building has a front entrance and a rear entrance. There are 30 parking spaces being provided. The lot that surrounds this property on all sides are also multi family. There is a covered porch on the front of the premises. There are terraces and deck for the use of the tenants. Variance for the use where single family is allowed and multi unit is proposed. Front yard is 35 ft required when 29 and 33 ft are proposed. Maximum building coverage is 25% when 33% is proposed. Seeking variance for parking stall size where 10X20 is required and 9X18 is proposed. Mr. Skrable discussed the bio retention basin and states that it does not fit in this suburban atmosphere and the lighting plan needs to be looked addressed. Mr. Martins will contact Mr. Skrable directly to discuss these issues. The applicant will provide the details about the screening of the a/c on the plan for the next meeting. Mr. Mascolo asks about the trash pad. This will be fenced in with a 6ft high wooden fence. The trash pickup would be private. The sign is proposed to be 3ft high by 6ft wide and will be 5ft from the front property line. The crosswalk on Demarest would need to be relocated because it ends at the proposed driveway. The police will be consulted on the relocation of the crosswalk by the applicant. Ms. Nilsson questioned the trees to be removed on the landscape plan. Mr. Mamary questions if a buffer is required for the parking lot. Mr. Moronski stated that there is a 35 ft. along each side and rear lot line that the applicant is requesting a waiver. The applicant is requesting 9 variances. The applicant agrees that if they complied with the FAR it would eliminate a number of variances. Mr. Mamary, seconded by Mr. Mascolo, makes a motion to open the meeting to the public. Ms. Katz, seconded by Mr. Mamary, makes a motion to close the meeting to the public. Mr. Mark Verigona, is sworn by Mr. Regan and is deemed qualified by the board as an architect. A-7 is marked as the aerial photograph. A-8 is marked as a drawing of the proposed building. A-9 – is marked as Elevations. A-10 – is marked as Sign Elevation and cellar plan. A-11 – is marked as typical floor plan/typical unit plan. A-12 – is marked as second floor plan. Mr. Verigona described and explained what is shown in A-7. None of the properties surrounding this property are in the RA-15 zone. Mr. Verigona described A-8 and stated that the applicant tried to make the building look like a single family residence. The front porch and the bay window encroach into the front yard setback. The ground floor has 8 units (1 and 2 bedroom units). An elevator is not required but the applicant is considering installing one. The second floor plan shows 7 units. Mr. Skrable asked about the bathrooms. Mr. Verigona stated that both floors have bathrooms that have been sized handicapped accessible. Mr. Moronski asked about the utilities and the location. They are located in the basement. Mr. Moronski questioned the parapet and the HVAC unit. Each unit will have a laundry facility. There is no attic use besides maintenance. Mr. Weidmann has concerns regarding the sound from all the a/c units outside and on the roof. Mr. Weidmann requested information regarding the sound of these units. Mr. Weidmann requested the manufacturer, size and decibel level of the units. Doesn't like the equipment on the roof and would prefer nothing on the roof. Mr. Weidmann expressed his concern regarding comparing this building to a single family home. The surrounding buildings are single story buildings. Mr. Verigona explained that a home can be built on this lot that is 112ft wide and conform with the

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RA-15 zone. The building is sprinkled. Mr. Mamary, seconded by Ms. Nilsson, makes a motion to open the meeting to the public. Ms. Katz, seconded by Ms. Nilsson, makes a motion to close the meeting to the public. The meeting is carried to the 12/1/10 meeting. The applicant extends the time for the application.

**CONSTRUCTION OFFICIAL’S REPORT:** None

**BOARD ENGINEER REPORT:** Mr. Skrable stated that the solar project is moving along. They are waiting on final word from the state on the grants. They should hear a decision within the next week. Sidewalk project will be done by Conquest Industries. Maple Street is being done, the road is being graded. There is parking on the west side and there is a plan to put an auxiliary parking lot below the fields.

**COUNCIL LIAISON’S REPORT:** Councilman Nalbandian stated that Police Chief Fasulo has retired. Captain Tom Shine is now the new Police Chief.

**ENVIRONMENTAL COMMISSION REPORT:** Mr. Mascolo stated that there was a meeting last night. The commission walked the Sokolich property and has concerns about the excessive amount of trees to be removed and the inadequate amount of replacement trees. Mr. Mascolo will get a letter from the commission. Earth Day 2011 and will go to the Mayor & Council to discuss.

**FINANCIAL SECRETARY’S REPORT:** The bills are as follows: \$2,458.50 from escrow for a total of \$2,458.50. A motion was made by Ms. Katz and seconded by Acting Chairman Weidmann, 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 September 15, 2010, 2010, was made by Ms. Katz and seconded by Acting Chairman Wiedmann. On roll call vote, all in favor, none opposed. Motion carried.

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

Roll call:

Ayes:	Mr. Mascolo, Ms. Katz and Mr. Weidmann
Nays:	None
Abstain:	None

Donaghy - Mr. Regan reads and reviews the resolution for the board. A motion was made by Ms. Katz and seconded by Mr. Mascolo. On roll call vote the vote was as follows:

Roll call:

Ayes:	Mr. Mascolo, Ms. Katz and Mr. Weidmann
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Nays: None  
Abstain: None

**OLD BUSINESS:** Mr. Moronski stated that on 10/8/10 the court came down with a decision re: COAH 3rd round rules. Mr. Regan stated that the state says the growth share is unconstitutional.

**OPEN TO PUBLIC:**

**NEW BUSINESS:**

**ADJOURNMENT:**

Upon motion of Mr. Mascolo, seconded by Ms. Katz all in favor, the meeting was adjourned at 9:49 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