

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, December 1, 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:	William Weidmann	Acting Chairperson
	Anna Haverilla	Mayor Rep.
	Nick Mamary	
	Gary Mascolo	
	Karen Nilsson	Alt. #2
	Julie Katz	Alt. #3 (7:37)
	Michael Alessi	Alt. #4

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

Absent:	Matthew Nalbandian	Council Liaison
	Richard Sunden	
	Charles Maggio	
	John Rinaldi	Alt. #1
	Thomas Skrable	Board Engineer

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: No public.

COMMUNICATIONS: Ms. Noll received some communications from surrounding towns regarding applications that involve Old Tappan Properties. Mr. Weidmann will review these after the meeting and decide if the entire board should receive a copy or just the engineer. The board discussed the bills on litigation and who is responsible for paying these. Councilwoman Haverilla will discuss this with the Mayor and Council and review with Ms. Noll.

APPLICATIONS:

Sokolich – Block 1504 Lot 9

Councilwoman Haverilla steps down from the dais. Mr. Regan stated that there are 6 members present at tonight's meeting that are able to vote. Mr. Mark Martins, engineer, was previously sworn and is still under oath. Mr. Martins stated that the building has been demolished. A-13 is marked as engineering plans last revised 11/16/10 showing the revisions from the last meeting. Mr. Martins discussed the changes for the board that are depicted on A-13. The crosswalk is proposed to be relocated. Mr. Mascolo questions the noise of the A/C units. Mr. Martins stated that they have been relocated and the closest residential property is between 75-80 feet away. Mr. Alessi has concerns regarding fire issues. There is no location for a fire truck to park. Mr. Weidmann stated that he spoke with Mr. Skrable and he is still concerned with the drainage. Mr. Mascolo, seconded by Mr. Alessi, make a motion to open the meeting to the public. Mr. Mascolo, seconded by Ms. Nilsson, make a motion to close the meeting to the public. Mark Vergona, architect, was previously sworn and is still under oath. A-14 is marked as Mr. Vergona's elevation plans previously marked as A-1 with a revised date of 11/15/10. A-15 is marked as Mr. Vergona's first floor plan with a revised date of 11/14/10. There are 16 A/C units. Mr. Vergona stated that the decible level is approximately 68 decibles. The units have been relocated to the rear of the building and about 75 feet from the closest residential neighbor. Mr. Weidmann stated that the state standard is 50 decibles at the property line. The applicant will review and research this issue. Mr. Vergona describes heating and cooling the basement without an additional unit by using a through wall system. Mr. Vergona stated that this is an inefficient unit. The applicant will research this as well. The applicant agrees that the height of the building will not exceed 35 feet. Mr. Alessi stated that one of the stairwells has no means of egress and therefore two units (A&C) on the second floor could not get out without walking through the fire. Mr. Vergona stated that the applicant will add an emergency exit out from the stairwell. Mr. Mascolo, seconded by Ms. Nilsson, makes a motion to open the meeting to the public. Ms. Nilsson, seconded by Ms. Katz, makes a motion to close the meeting to the public. The applicant is requesting an adjournment to the meeting in January 12. No new notice is required. Councilwoman Haverilla returns to the dais.

CONSTRUCTION OFFICIAL'S REPORT: Mr. Abballe has stepped down from the board. It was decided that Mr. Abballe, Construction Official, will submit a report to the Planning Board before every meeting. Ms. Noll will confirm this with Mr. Abballe via email.

BOARD ENGINEER REPORT: Bill spoke with Tom Skrable and he has updated his report for the Sokolich application.

COUNCIL LIAISON'S REPORT: Councilwoman Haverilla stated that the Borough is still waiting on the panels for the solar project but the brackets have been delivered and are ready to be installed. The Mayor and Council have started working on the budget. The reorganization meeting of the Mayor and Council is scheduled for 12:00pm on 1/2/11.

ENVIRONMENTAL COMMISSION REPORT: Mr. Mascolo stated that the Environmental Commission is currently working on something for Earth Day 2011. Mr. Mascolo also stated that

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there is some confusion and discussion regarding the open space inventory. Councilwoman Haverilla stated that there will be a Green Team organized for 2011.

FINANCIAL SECRETARY'S REPORT: The bills are as follows: \$900.00 from budget and \$4,023.00 from escrow for a total of \$4,923.00. A motion was made by Ms. Nilsson and seconded by Ms. Katz, to approve the bills as stated. On roll call vote, all in favor, none opposed. Motion carried.

MINUTES TO BE APPROVED: Mr. Mamary discussed changes to his statement in the minutes and requested that the following be included: "there are no windows in the bathrooms or kitchens on the drawings." A motion to approve the minutes of October 20, 2010, as amended, was made by Ms. Katz and seconded by Ms. Nilsson. On roll call vote, all in favor, none opposed. Motion carried.

RESOLUTIONS: 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: Ms. Noll discussed her report regarding the League of Municipalities. Mr. Regan will work with Ms. Noll regarding clarification of the 45 day rule. Ms. Noll will work on the new application process with Ms. Nilsson.

The Planning Board discussed in 2010 the board canceled 5 meetings. It costs more to cancel than to schedule. The meeting dates for 2011 will be held on the second Wednesday of each month. Meeting dates approved.

The board discussed the open positions on the Planning Board.

December 15 meeting has been canceled.

ADJOURNMENT:

Upon motion of Ms. Nilsson, seconded by Mr. Mamary all in favor, the meeting was adjourned at 8:58 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