

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, APRIL 13, 2011- 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:**

**ROLL CALL:**

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

**PLEDGE OF ALLEGIANCE:**

**OPEN TO PUBLIC:**

**APPLICATIONS:**

**Sigismondi – Block 2103 Lot 8**

It is stated that notice is in order. Mr. Enrico Sigismondi is sworn by Mr. Regan, and is the owner of 15 Forest Avenue. Mr. Sigismondi has applied to put up a fence on Forest Avenue of 6ft. in height when 3ft is required. Mr. Sigismondi has two seven year old children and wants to keep them safe. The fence will be white vinyl. The Fence design is marked as A-1. In order to comply with the borough code but still keep the 6ft height the fence would need to be 40 ft back from the property line so it would line up with the house. Mr. Sigismondi believes that putting the fence 40ft back would cut the back yard in two pieces. Mr. Keil stated that the Environmental

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Commission reviewed the plan. Mr. Sigismondi stated that the fence would be 10ft off the sidewalk. This is not depicted on the plan. Mr. Gallagher suggested having a lower fence with landscaping. Mr. Sigismondi intends to have landscaping. Ms. Nilsson, seconded by Chief Shine, made a motion to open the meeting to the public for questions. Dina Tarabokia, is sworn by Mr. Regan and lives at 18 Forest, stated they had a conversation that showed 10 ft from the curb not from the sidewalk. Ms. Tarabokia requested that they stay within the ordinance. Ms. Tarabokia also stated that it is a walking neighborhood and believes the fence will be an eyesore. Ailson Mallaney, is sworn by Mr. Regan, 2 Fred Street, lives across the street, and stated that people drive very fast down the street and do not object to the fence and applied for. Councilwoman Haverilla, seconded by Ms. Nilsson, makes a motion to close the meeting to the public. Applicant will come back with a landscaping plan with the exact location of the fence. Application is carried to 5/11/11.

### **Jaworski – Block 1205, Lot 3**

Patrick Randazzo, Esq. represents the applicant, the Estate of Louis J. Jaworski. Notice is in order. John Jaworski, 161 Grace Avenue, is the executor of the estate. Joseph Jaworski is the nephew and engineer on the property. Mr. John Jaworski grew up in the house on 191 White Avenue. A-1 is a photo of the back property. The oil tank has been removed and the septic tank has been pumped out per the DEP regulations. Water and electric has been shut off. The gas will be shut off shortly. Once everything is in order the plan is to demolish the house. The applicant is asking for a minor subdivision to split the lot in two and sell them with the intent to build two houses. There are no variances being sought. A-3 is marked as the plan prepared Dynamic Engineering consisting of 4 sheets. A-4 is a letter from Mr. Joe Jaworski dated 4/12/11. B-1 is marked as Mr. Skrable's report of 4/4/11. B-2 is the Environmental Commission report and B-3 is the DPW report dated 3/24/11. Mr. Skrable and Mr. Moronski are sworn by Mr. Regan. Mr. Joe Jaworski is sworn by Mr. Regan and is deemed qualified by the board as an engineer. Mr. Joe Jaworski references Sheet 2 titled Minor Subdivision Plan. The lot on White Avenue would be slightly larger. The plan depicts two houses to show that homes would fit and in general would where they will be located on the plan. Mr. Joe Jaworski spoke with the BC Soil Conservation today and expects to get the permit shortly. The demolition will need to be done. Mr. Moronski requests that . Mr. John Jaworski has already received estimates for the demo. Mr. Weidmann asks that a condition be stated in the resolution that no variances be allowed. The applicant agrees. Councilwoman Haverilla, seconded by Mr. Keil, makes a motion to open the meeting to the public. John Acken, 183 White Avenue, is sworn by Mr. Regan. Mr. Acken asks if . Mr. Keil, seconded by Ms. Nilsson, makes a motion to close the meeting to the public. Councilwoman Haverilla, seconded by Mr. Keil, makes a motion to approve the subdivision with the stated conditions. On roll call vote, the vote was as follows:

#### Roll call:

Ayes:	Chief Shine, Councilwoman Haverilla, Mr. Keil, Ms. Nilsson, Mr. Alessi, Mr. Gallagher and Mr. Weidmann
Nays:	None
Abstain:	None

Application is approved.

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**Sokolich – Block 1504, Lot 9**

Councilwoman Haverilla leaves the dais. Mr. Regan states that the applicant did renote. Mark Sokolich, Esq. represents the applicant. A-16 is marked as proposed 2/21/11, sheet 2 of 8. Mr. Martins remains under oath. Mr. Martins stated that originally it was a 15 unit structure it is now a 12 unit building and therefore the footprint has been reduced. Parking has also been reduced from 30 spaces to 24 spaces. B-1 is marked as Mr. Skrable email dated 3/1/11. An irrigation system will be provided. The a/c unit has been moved to the rear of the property and a full screen has been proposed. Mr. Vergona remains under oath. A-17 is marked as a rendering of proposed multi-family residence dated 2/21/11. A-18 is marked as is noted A-1 on the plan dated 2/21/11. A-19 is marked as is noted as A-2 on the plan dated 2/21/11. A-20 1st floor typical unit plan and noted as A-3 on the plan dated 2/21/11. A-21 2nd floor plan and noted as A-4 on the plan dated 2/21/11. Mr. Vergona reviews the changes from the prior hearing to tonight's hearing. 16.7% of the units will be affordable housing. Mr. Alessi has concerns about the fire egress in the center of the building. Mr. Vergona states that the plan consists with the code. Mr. Sokolich suggests adding an emergency exit. Each unit will have a boiler/furnace. Mr. Alessi, seconded by Mr. Keil, makes a motion to open the meeting to the public. Mr. Keil, seconded by Ms. Nilsson, makes a motion to close the meeting to the public. A-22 is marked as the report by Mr. Luglio. A-23 is aerial 2010 Google. A-24 is marked as Hourly Volume Graph. A-25 is marked second aerial which is a zoomed in version of A-23. A-26 is marked as the revised site plan super imposed on the aerial. Louis Luglio is sworn by Mr. Regan and deemed qualified as a traffic expert. Mr. Luglio discussed his report marked A-22. The accounts that conducted were done so in early June between 7am to 9am and 3pm to 7pm on a weekday at the intersection of Russell and Irving. An automatic traffic recorder was placed on Old Tappan Road west of Russell Avenue on September 20. This development will generate less than 30 vehicles during the peak hour. This will be less than a 5% addition to the number of cars used on Old Tappan Road. Moving the parking to the building side would lose two parking spaces. There are 2 proposed ADA parking spaces. Mr. Luglio stated that based on the traffic proposed to be generated from this site additional traffic studies are not warranted. Mr. Skrable questions the RSIS. Mr. Regan stated that although the proposal is a non-conforming use RSIS would still apply. Mr. Luglio stated that he does not know where people will park if all the parking spaces are full. Mr. Skrable states that the surrounding road network is maxed out. Mr. Sokolich stated that the applicant will review other areas for parking before the next meeting. The peak hours on Russell Avenue would be a 15% increase. Mr. Alessi expressed concern for fire safety and stated that if there was a fire in the rear of the building a fire truck could not get back there to fight the fire. Chief Shine stated that most vehicles use Russell Ave and Irving St. as a cut through to avoid the light on Old Tappan Road and would not have been included in the count on Old Tappan Road. The count also didn't include the lunchtime students that use Russell Avenue for parking. Mr. Luglio stated that the applicant will try and get 2 or 3 more parking spaces on the site. Mr. Weidmann questions if the board should hire their own traffic expert. Mr. Alessi, seconded by Ms. Nilsson, makes a motion to open the meeting to the public. Mr. Keil, seconded by Ms. Nilsson, makes a motion to close the meeting to the public. The applicant and the planner still need to testify. Meeting carried to 5/11/11. Mr. Weidmann requests that the planner update rider A of the application. The applicant states an update will be supplied only if deviating from rider A.

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**COMMUNICATIONS:**

**CONSTRUCTION OFFICIAL'S REPORT:** None.

**BOARD ENGINEER REPORT:** Mr. Skrable stated that the solar project is continuing. Received the extension form NJ Clean Energy through October of 2011. Sidewalk project is continuing. Stone Point basketball court is being done and will be ready for the spring/summer basketball season.

**COUNCIL LIAISON'S REPORT:**

**ENVIRONMENTAL COMMISSION REPORT:** Mr. Keil stated that the Environmental Commission meeting for April has been cancelled. Mr. Keil also stated that they are trying to have a school day and are coordinating with the police department.

**FINANCIAL SECRETARY'S REPORT:** Ms. Noll stated that the bills are as follows: \$552.00 from the budget and \$5,061.00 from escrow for a total of \$5,614.00. A motion was made by Councilwoman Haverilla and seconded by Ms. Nilsson, 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 February 9, 2011, was made by Ms. Katz, seconded by Mr. Gallagher. On roll call vote, 6 in favor, 2 abstain, none opposed. Motion carried.

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

**Roll call:**

Ayes:	Mr. Keil, Ms. Nilsson, Mr. Gallagher and Mr. Weidmann
Nays:	None
Abstain:	None

**OLD BUSINESS:**

**NEW BUSINESS:** 3 applications are on for next meeting. Each application will have 1 hour.

**OPEN TO PUBLIC:** None.

**ADJOURNMENT:**

Upon motion of Mr. Alessi, seconded by Mr. Keil, all in favor, the meeting was adjourned at 10:43 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

**FROM THE BOROUGH CLERK'S OFFICE  
SUSTAINABLE LAND USE PLEDGE RESOLUTION**

(For Councilman J. Kramer)

**R E S O L U T I O N**

**WHEREAS**, land use is an essential component of overall sustainability for a municipality; and

**WHEREAS**, poor land-use decisions can lead to and increase in societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and

**WHEREAS**, well planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space, provide for adequate recreation, and allow for the continued protection and use of vital natural resources; and

**WHEREAS**, given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead;

**NOW THEREFORE**, we the Borough of Old Tappan, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Old Tappan a truly sustainable community. It is our intent to include these principles in the next master plan revision and reexamination report and to update our land-use zoning, natural resource protection, and other ordinances accordingly.

- Regional Cooperation - We pledge to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.
- Transportation Choices - We pledge to create transportation choices with a Complete Streets approach by considering all modes of transportation, including walking, biking, transit and automobiles through, when planning transportation projects and reviewing development applications. We will reevaluate our parking with the goal of limiting the amount of required parking spaces, promoting shared parking and other innovative parking alternatives, and encouraging structured parking alternatives where appropriate.
- Natural Resource Protection - We pledge to take action to protect the natural resources of the State for environmental, recreational and agricultural value, avoiding or mitigating negative impacts to these resources. Further, we pledge to complete a Natural Resources Inventory when feasible to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis, land-use and open space planning.
- Mix of Land Uses - We pledge to use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in areas that make the most

sense for our municipality and the region, particularly in downtown and town center areas.

- Housing Options - We pledge, through the use of our zoning and revenue generating powers, to foster a diverse mix of housing types and locations, including single- and multi-family, for-sale and rental options, to meet the needs of all people at a range of income levels.
- Green Design - We pledge to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings.
- Municipal Facilities Siting - We pledge, to the extent feasible, to take into consideration factors such as walkability, bikability, greater access to public transit, proximity to other land-use types, and open space when locating new or relocated municipal facilities.

**INTRODUCED BY :** Councilman John Kramer

**SECONDED BY :** Councilman Matthew Nalbandian

**ROLL CALL:** Councilman Binaghi - Aye                      Councilwoman Haverilla - Aye  
                    Councilman Carnazza - Absent              Councilman Kramer - Aye  
                    Councilman Cioce - Aye                      Councilman Nalbandian - Aye

**APPROVED :** \_\_\_\_\_  
Victor M. Polce, Mayor

**ATTEST :** \_\_\_\_\_  
Jean M. Quinn, Borough Clerk

**DATED :** March 7, 2011