

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, MAY 11, 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
	Nick Mamary	(7:33)
	Charles Maggio	
	Gary Mascolo	
	Police Chief Shine	
	David Keil	
	Karen Nilsson	Alt. #1
	Michael Alessi	Alt. #2 (8:30)
	Julie Katz	Alt. #3
Also Present:	Robert Regan, Esq.	Board Attorney
	Sean Moronski	Board Planner
Absent:	Anna Haverilla	Mayor Rep.
	Victor Cioce	Council Liaison
	Richard Sunden	
	Thomas Gallagher	Alt. #4
	Thomas Skrable	Board Engineer

**PLEDGE OF ALLEGIANCE:**

**OPEN TO PUBLIC:**

**APPLICATIONS:**

**Sokolich – Block 1504, Lot 9**

The application has been carried to 6/8/11.

**Sigismondi – Block 2103 Lot 8**

Mr. Sigismondi was previously sworn at the meeting of 4/13/11. A-2 is marked as the landscape plan. The fence has been moved to 15feet8in. from the curb. The architect is recommending a 1 ft berm. The applicant is requesting a 6ft fence of 5 ft. solid fence and 1ft lattice fence. The style of fence is called Washington Victorian. He will be installing 14 8-12ft trees, 7 shrubs at about 4 (OTPB – 5/11/11)

-5ft high. Mr. Keil, seconded by Ms. Nilsson, makes a motion to open the meeting to the public. Virginia Armstrong, 22 Forest Avenue, is sworn by Mr. Regan. Ms. Armstrong has not seen the plans. Mr. Weidmann explains what the proposed plan would look like. Ms. Armstrong would like to see the fence 26 ft back. Thomas Flood, 24 Walter Street, is sworn by Mr. Regan. Mr. Flood submitted a letter. Mr. Flood stated that the hardship was created by the applicant because he changed the position of the house when it was built. The applicant is seeking a variance for a hardship that he created. Mr. Weidmann stated that every application stands on its own merit. Barbara, 23 Walter Street and is sworn by Mr. Regan. She asks if the fence needs to be white. Maybe it could be a dark color possibly brown or black. Barbara stated that she would prefer trees instead of a fence. Anthony Tarabocchia, 18 Forest Avenue, is sworn by Mr. Regan. The town trees will not be affected. Mr. Tarabocchia asked if the fence could be pushed back another 5 ft. and suggests black chain link. The applicant will concede the fence to a height of 5 feet (4ft solid and 1 ft lattice). The board recommends the fence move back to 18 feet 8 and 7/16ins from the curb and guarantee that the plantings will not be in the right of way. The applicant will discuss this with his architect and have the plan revised to reflect everything he wants. The application is carried to 6/8/11.

### **Ibriham – Block 1806 Lot 11**

John Shadanian, Esq. represents the applicant. Notice is in order. The applicant is looking to put an addition on the home. The property is not a rectangle. The applicant is asking a C-2 variance. Mr. Burt Kuhlmeier, 9 DeBerg Drive, is sworn by Mr. Regan. He is fine with everything. Mr. Michael Amatrula, 12 DeBerg Drive, is sworn by Mr. Regan. Mr. Amatrula lives across the street and has no objection to the plans. Mr. Greg Heimbuch, 16 DeBerg Drive, is sworn by Mr. Regan. Mr. Heimbuch has no objection to the plans and believes it will enhance the property values. Chris Blake, is sworn by Mr. Regan and is deemed qualified by the board as an architect. Mr. Blake describes the addition for the board. The proposal is for a 7.37 foot setback on the side with the garage and 8.93 foot side yard setback when 10 feet is required. The applicant is also seeking relief from the total sideyard variance. There is also an existing non-conforming front yard setback. Mr. Shadanian provides the board with a copy of a survey from over 30 years ago which shows that the original setback was 30 feet and now it is 35 feet. This survey is marked as A-1. A-2 is marked as the plans. Mr. Weidmann has concern with not having a current survey. Mr. Shadanian agrees to submit a survey that conforms with what is depicted at this meeting. Mr. Mascolo, seconded by Mr. Keil, makes a motion to open the meeting to the public. Ms. Katz, seconded by Mr. Maggio, makes a motion to close the meeting to the public. Ms. Katz makes a motion to approve the application, seconded by Mr. Mascolo. On roll call vote the vote was as follows:

#### Roll call:

Ayes:	Mr. Mamary, Mr. Maggio, Mr. Mascolo, Chief Shine, Mr. Keil, Ms. Nilsson, Mr. Alessi, Ms. Katz and Mr. Weidmann.
Nays:	None
Abstain:	None

Motion carried.

(OTPB – 5/11/11)

**COMMUNICATIONS:** Mr. Mascolo was given our new budget this evening that was approved by the Mayor and Council. The Planning Board received a letter regarding Winding Creek. Mr. Regan stated that he was not the board attorney at the time that this application was before the board. Mr. Weidmann stated that it needs to be discussed with Mr. Skrable. Received a letter from the Green Team regarding a policy for wildlife and asks the support of the Planning Board to the Mayor and Council. Mr. Maggio has concerns about the wording in the policy. Mr. Mamary questioned the enforcement of this policy. Ms. Noll stated that she will tell Mr. O'Brien that the Planning Board agrees but has concerns that Mr. Keil will discuss. The Governor signed into law that the master plan be done every 10 years instead of every 6. Ms. Noll discussed including additional escrow with a subdivision to change the borough tax map.

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

**BOARD ENGINEER REPORT:** None

**COUNCIL LIAISON'S REPORT:** None

**ENVIRONMENTAL COMMISSION REPORT:** Mr. Keil stated that there are two new members that will be sworn in at the next meeting. The commission organized a park clean up through the scouts on behalf of Earth Day. The next meeting will be 5/17.

**FINANCIAL SECRETARY'S REPORT:** Mr. Mascolo stated that the bills are as follows: \$375.00 from the budget and \$2,033.50 from escrow for a total of \$2,408.50. A motion was made by Mr. Maggio 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 March 9, 2011, was made by Mr. Keil, seconded by Mr. Maggio. On roll call vote, all in favor, none opposed. Motion carried.

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

Roll call:

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

**OLD BUSINESS:**

**NEW BUSINESS:**

**OPEN TO PUBLIC:** None.

(OTPB – 5/11/11)

**ADJOURNMENT:**

Upon motion of Mr. Mamary, seconded by Mr. Keil, all in favor, the meeting was adjourned at 9:18 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