

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
September 13, 2017**

MINUTES

In compliance with the Open Public Meeting 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 fire exits located at the main entrance to the Council Chambers and in the rear of the Council Chambers.

MEETING CALLED TO ORDER: 7:36p.m.

Chair Weidmann reads open public meeting comments

Salute Flag / PLEDGE OF ALLEGIANCE

ROLL CALL:

Present:

William Weidmann Chairperson
Councilwoman Haverilla
David Keil (7:44pm)
Daniel Eller
Nicki Louloudis
Police Chief Shine
Charles Maggio
William Boyce

Also Present:

Mr Regan, Esq.	Board Attorney
Robike Noll	Land Use Administrator / Recording Secy
Mr Szabo	Board Planner

Absent

Nick Mamary	Vice Chairperson
Mike Alessi	
Karen Nilsson	
Robert Rusch	
Mr Skrable	Board Engineer

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Eller

Second – Maggio

On voice vote all in favor, the motion carried.

No Public Comment

Motion to close the meeting to the public – Maggio

Second – Haverilla

On voice vote, all in favor, none opposed, the motion carried

ENVIRONMENTAL COMMISSION REPORT – None

Council Liaison REPORT

Councilman Gallagher reports Town Day was well attended.
Mayor and Council are closely following the Affordable Housing situation.

Construction Official REPORT – None

Engineer REPORT – None

FINANCIAL SECRETARY REPORT

Ms Nilsson not present and Robike Noll presents:

\$900 Budget and \$ 1352.50 Escrow for a total of \$ 2252.50

Motion to Approve Maggio/ Second Haverilla/

On voice vote all in favor, the motion carried.

MINUTES

Adopted:

June 14, 2017 Regular minutes

Motion to Adopt by Eller / Second Maggio~~ On voice vote all in favor, the motion carried.

COMMUNICATIONS –Robike Noll Reads a letter of resignation from the Planning Board by Mr. Robert Rusch, who has accepted the position of Construction Official in neighboring towns

NEW BUSINESS – none

OLD BUSINESS –none

RESOLUTIONS:

none

APPLICATION:

First Appearance 184 Central Avenue LLC

Both Councilmembers step down and Ms. Louloudis recuses herself

Attorney Santo Alampi introduces himself representing 184 Central Avenue LLC

Mr. Regan takes a moment to explain that there are 6 Board members available and the application would need a 5 positive vote to pass, offering Mr. Alampi the opportunity to start the application or return at the future meeting for a large board attendance. Mr. Alampi prefers to begin tonight.

Mr. Richard Joel introduces himself as attorney representing neighbors Mr & Mrs. Keith .

Affidavit of service and publication is confirmed by Robike Noll.

Mr Alampi will be producing 4 witnesses and begins to review the merits of the application and the variances involved.

Mr. Regan swears in board planner, Mr. John Szabo who reviews the waivers requested on the application. All pertained to sidewalk locations/drainage issues/ etc. that may be requested by the town Engineer at a later date, should the application be approved.

A motion made by Mr. Eller and seconded by Mr. Maggio to approve the waivers at this juncture was passed by a vote, Affirmative from Chair, Maggio, Keil, Shine, Eller and Boyce..

The August 23rd comment letter from planner John Szabo, of Burgis Associates is referenced as Exhibit B1.

Mr. Regan recommends waiting to introduce the engineer, Mr, Skrable's report, as he is not present to address.

Mr. Alampi continues to explain the subdivision would result in proposed Lot A in the rear and proposed lot B fronting Central Avenue. Total of property is 3.37 acres.

Engineer for the applicant is introduced and sworn in. John Kornick, licensed in NJ since 2011, over 200 testimonies. He has visited the site and submitted plans as per. A1- color version of Sheet 4 (#4 of 12 in original application packet) a four sheet handout is presented and includes A1. Mr. Kornick explains the views demonstrated by A1.

A2 is sheet 3 of 12, (page 2 of handout) shows existing conditions and demo plan dated 4/24/17
Mr. Kornick reviews current active leased commercial building in proposed lot B, has appx 69 parking spaces currently. It is further explained that mid property, approximately 25 feet to rear of existing building will be the approximate point of the proposed subdivision. Currently there is a 2 story building approximately 29,221 sq. feet of leasable area. Mr. Kornick concurs with Mr. Szabo's listing of current tenants as per B1, planner's report.

Continued testimony includes review of current storm water flow (from North to South) and states that the proposed project will improve the current flow condition.

Site Plan discussion of A1, modification and upgrade to current 2 story will add an addition to the front in the concept of a clock tower, which will include a shaft approximately 9 by 11 for an elevator. There will be added parking to the front as well as the back in an attempt to keep the businesses in the community. Currently this existing building is on a septic system and will be improved to join the Old Tappan Sewer system. Additionally, existing entrance will be upgraded, an ADA ramp will access the driveway, the existing driveway will be upgraded and some cubing is proposed. There will be additional shared parking between the existing building and the proposed self-storage building.

A residential buffer is discussed, proposed at approximately 25 feet. Existing fencing proposal to upgrade, to avoid headlights into neighbors' homes, 2 controlled trash enclosures on 12ft by 15ft platforms, including one located at the Western corner of the property.

The need for a parking variance is addressed, as currently there is a requirement of 146 and only 69 actual exist. The new parking plan proposed would offer 99 spots, still remaining deficient of the requirement, therefore needing the variance.

The proposed 3 story self-storage facility will be a total of 76,884 square feet, including approximately 1,250 square feet of office space. There will be openings in the building to accommodate trucks to unload and load internally.

The proposed subdivision would find Lot A (rear) at 47,413.9 square feet *(1.09 acres) and Lot B (front) at 99,540 .59 square feet. (*2.28 acres) Variances will also be needed for lot coverage if the subdivision is approved.

Explanation of buffer between residential and business is represented as 25 ft required, and existing is in violation at 17ft.

Lot A existing encroachment into Buffer setback is at 16.8 feet at eastern side of property.

A review of the variances needed is summarized by Mr. Kornick:

Rear Set Back Variance

Building height Variance

Mas lot coverage for proposed Lot A Variance

Residential buffer setbacks Variance

Parking deficiency Variance

Use Variance needed for Self-Storage

Variances are being sought for signage as well as relief from Façade signage limitations and more.

A review of page 10 of 12 re: signage.

Mr. Szabo comments that sheet 19 details size of signage, , he is looking for elevations to accurately depict signage views from Central Avenue. (Will be provided at next meeting?)

Chair requests to open to the Board and the Public for testimony from Engineer Mr. Kornick so far.

Mr. Alampi mentions that Mr. Kornick will also giving expert testimony as to lighting and landscape plans and should continue, but Chair prefers questioning is allowed at this point.

Mr. Szabo, questions the current large landscaping vehicles and equipment currently stored at the sight. As well as the HVAC design that will be added to height of building and also asks for clarification of fencing and buffer to residential properties

Mr, Keil questions storm water flow clarification as well as existing building upgrades, including sprinkler system, façade and also regarding the new building of three stories proposed. Mr. Keil also questions the rows of parking, some including compact car parking alone.

Mr Maggio questions the emergency vehicles, fire trucks in particular, A3 is truck turning template dated 9/12/19 and shows a 32 foot truck turning between parking spots. He asked what the plan is for the 42 foot truck that Old Tappan might need to utilize between the two buildings with no turning access.

Mr Maggio also questions the passive retail, vs active retail and asks for clarification of limiting vehicle allowed to park , i/e no commercial vehicles, or according to weight?

Mr. Maggio also questions the need to subdivide the property which is essentially creating a back lot that is land locked and only accessible through the front lot. Mr. Alampi offers that is it a financial decision on the part of the owners. Mr. Maggio reiterates that finances of the owner current, or contract purchaser, has no bearing on the application and he questions the need for creating a lot with no street frontage, with access only through another property and creating additional variances in the process.

Mr. Eller's inquiry speaks to the D Variance height of building.

Mr Boyce repeats question about the creation of Lot A, which can only be accessed by way of Lot B, any consideration of a flag lot? Mr. B also questions if the dumpster will have restricted hours because the southern location seems like it's within the 25 ft buffer. Mr. Boyce also asks about snow removal plan, as well as the plan for when the businesses begin to prosper and the already insufficient parking becomes an issue. Mr. Kornick offers that he is of the opinion that the current existing parking is ample and actually is utilized by users of the tennis courts (at the high school, two lots to the east) Mr. Boyce very much disagrees, having just attended his son's soccer game and there was ample parking right at the site of the tennis courts.

Chief Shine asks for explanation of the turning template for service vehicles, particularly if both parking banks are occupied *(lessening the space provided for turning). Chief also questions the amount of parking spaces and has reservations of the lack of spaces.

Chair Weidmann asks the number of storage lockers and is told there will be 540. Chair also asks about the existing building, will there be renovations inside, Increasing tenants and thereby traffic flow? . Chair questions the issue of shared access/ shared parking concerns with two separate owners.

Chair opens to the public for questioning, Mr. Alampi objects as Mr. Kornick is not finished with testimony, but Mr. Regan and Chair agree that questions will only pertain to testimony thus far.

Mr. Joel, attorney for Mr. And Mrs. Keith asks for clarification of the septic and drainage, confirms the parking will be insufficient by about 30 spaces, so more than 30% of required? He also questioned if there will be soil testing done for contaminants as large landscaping vehicles and equipment have been parked there for many years. Mr. Joel questions if county approval has been sought and Mr. Alampi responds not yet. Mr. Alampi again reiterates he is acting as attorney for contract purchasers, not current owners of property.

Open to the Public motion by Eller/ Second by Maggio

Mr. George Lazaro of 10 Demarest Lane would like to ask again about the check list items granting waivers and also the parking deficiency and the soil remediation.

Mr. Kurt Carpenter of 168 Central Avenue, asks for a clearer explanation of the signage, the size and hours of illumination? Mr. Carpenter also questions the size of AC units to be added to the three story building, are they in addition to the height variance, or included in the measurement? He is concerned that the building could appear upwards of 50 feet once those are added on top of the variance should it be granted

Ms. Janet Scheber of Central Avenue, asks the size of trucks that can enter the building. The applicant attorney responds that they will be the average 40 foot moving trucks

Questioning closed to the public motion by Mr. Keil, Second by Mr. Eller

Mr Kornick presents more exhibits:

A4) Photo exhibit representing various current views of property

A5) page 7 of 12, the lighting plan dated 4/24/17

A1) Landscaping plan, using A1 as Landscape exhibit

No further testimony from Mr. Kornick

Mr. Szabo, borough planner, will defer the lighting plan to Mr. Skrable, borough engineer and Requests a complete landscaping plan over A1. Mr. Keil questions that there will be no lighting on the neighbors' sides.

Mr. Maggio questions the elevations causing the building to appear even higher due to slope

Mr. Boyce questions the swale for flow and also possibly relocating the entrance

Chair questions the option of eliminating the D6 by making the building 2 floors not three and eliminating variances.

Mr. Joel questions the (9/12/17) photos presented and ask about light spillage onto the residents surrounding the proposed conditions, as well as hours of lighting. These will be provided in advance of next meeting.

Homeowner Janet Scheber asks for clarification of buffer variance requested. Why not bring up to the required buffer rather than ask for a variance?

Mr. Maggio makes motion to close questioning to the public, Mr. Eller Seconds. On voice vote all in favor, the motion carried.

Chair Weidmann addresses Mr. Alampi, would like for next meeting a complete updated list of variances requested, the landscaping plan as requested, and any other materials or exhibits to be considered. These items must be delivered a minimum of 10 days prior to Oct 11 meeting. Land Use Admin, Robike Noll will confirm this by email Thursday Sept 14.

Application hearing closes.

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open to public by Mr. Eller, second by Mr. Maggio

On voice vote all in favor, the motion carried.

Seeing none, motion to close by Mr. Keil, second by Mr. Maggio

On voice vote all in favor, the motion carried.

ADJOURNMENT

Call for adjournment motion by Mr. Eller, second by Mr. Maggio.

On voice vote all in favor, the motion carried.

Respectfully submitted,

Robike W. Noll

Land Use Administrator

Planning Board Recording Secretary

Date Approved: _____

cc: Mayor and Council

Robert Regan, Board Attorney

Thomas W. Skrable, Board Engineer

Construction Official

Fire Official

Board of Health

Burgis Associates

