

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, October 11, 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 7:38 P.M.

ROLL CALL

Present:	William Weidmann Charles Maggio Karen Nilsson David Keil Michael Alessi Police Chief Shine Thomas Gallagher Anna Haverilla Nicki Louloudis	Chair Councilman Councilwoman 7:40PM Alt. #2
Also Present:	Robert Regan, Esq. Robike Noll Thomas Skrable John Szabo	Board Attorney Land Use Admin/ Rec Secretary Board Engineer Board Planner
Absent	Daniel Eller Nick Mamary William Boyce	Alt. #1 Vice Chair Alt. #3

PLEDGE OF ALLEGIANCE

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Police Chief Shine

Second – Mr. Alessi

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

No Public Comment

Motion to close the meeting to the public – Mr Keil

Second – Mr. Alessi

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

ENVIRONMENTAL COMMISSION REPORT

Mr. Keil reports the paper shredding will be Saturday the 21st of October. The Family camp out hosted by the Municipal Alliance was attended by approximately 15 to 20 families. .

COUNCIL LIAISON REPORT

Councilman Gallagher-- nothing to report

CONSTRUCTION OFFICIAL REPORT – None Received

BOROUGH ENGINEER REPORT Mr. Skrable reports paving continues, Sidewalks almost complete, most will be done no later than October 31st.

FINANCIAL SECRETARY REPORT

Ms. Nilsson presents \$1,592.50 escrow for a total of \$1,592.50

Motion to accept – Mr. Keil

Second – Police Chief Shine

On voice vote all in favor, none opposed.

MINUTES – September 13, 2017 Approval

Motion to Adopt – Mr. Alessi

Second – Ms Nilsson

On roll call vote, all those eligible voted yes; the motion carried.

NEW BUSINESS - None

OLD BUSINESS - None

COMMUNICATIONS – Mr Maggio asked to discuss the current situation with Accessory dwellings granted for seniors in OT and the qualification affidavit required each January 1st. It is discussed, as these are not being filed as required. Zoning office should send letter and do follow up each year.

RESOLUTIONS- None

APPLICATIONS –

- 1) **MASSARO, Block 1003, Lot 2 Front Porch Setback Variance**
First Appearance

Mr Regan swears in engineer and planner

Christine Massaro of 19 Haring Drive is daughter of Kathleen, who is owner of the home.

Admitted Survey as A1

Also A2 three drawing of project plans

Mr. Regan reviews history of the property in 2009 when a senior accessory dwelling was granted. Mr. Massaro has since passed, the accessory dwelling is still occupied by Mrs. Massaro's son/wife and children.

Mr. Regan mentions that, as previously discussed, affidavits should have been filed each January as per variance granted/ordinance. Christine Massaro testifies that the first one was filed this Sept of 2017 as they were unaware of the requirement. Mr. Regan repeats it was a condition of the approving resolution, the Chairman polls the board and no members have any objection to continue with the hearing, and references previous discussion regarding future enforcement of this condition in cases as needed.

Ms. Christine Massaro cites safety is an issue for her mother, needing a landing and covered steps and explains the benefits.

Mr. Gallagher asks why not install steps sideways, family was told not feasible. No other board members have questions other than to clarify drawings submitted. Proper plans will be prepared for building dept. should the application be approved.

Motion to open to public by Chief Shine, second by Mr. Alessi, all in favor

Neighbor is sworn in, Mrs. Gay 18 Old Farm Road, and is very supportive, asked for support of the application.

Close to Public, motion by Mr. Keil, second by Mr. Alessi

Motion to approve by Mr Alessi, second by Mr. Keil\

Application approved:

Approving votes by

Chair Weidmann, Maggio, Nilsson, Keil, Alessi, Shine, Gallagher, Haverilla, Louloudis.

2) 184 Central , Block 1605, Lot 7 Second Appearance/ Subdivision/13 Variances

Council Members Haverilla/Gallagher and Board member Louloudis step down, recused

Mr. Alessi and Keil confirmed affidavits of hearing recordings of first appearance.

Mr. Alampi is informed it is now 8:10 pm and a limit of 10:30pm is set for testimony.

Mr. Alampi states the applicant was rushed to submit revisions and therefore plans were not submitted at the requested deadline of September 26th. Chair polls board for decision to continue, board agrees to proceed.

Discussion of confirming exhibits:

A6 is sheet 3 of 12 existing conditions revision dated Sept 26th

A7 is 6/12 revised landscape plan revision dated Sept 26th

A8 is 10/12 details revision dated Sept 26th

A9 is site rendering revision dated Sept 26

Mr. Alampi displays on easel a colored rendition of all of the above reflecting revisions of Sept 26 as described with a smaller version distributed to the board and again mentions time constraints for submission of materials caused delay in delivery.

Due to board concerns about height of storage unit building, the 1st level is now proposed to be built below grade/ eliminating the D6 Variance of height.

Mr. Skrable is sworn in.

Mr. Kornick testifies that he listened to concerns about the buffer on the east side/ property line. Refers to page 3/12 A^ the trees and states the existing fence is not on the property line, but actually on the neighbors' property. All trees and vegetation deemed unhealthy will be removed and replaced providing additional screening. Also building height is discussed as it relates to the sloping elevations of the property.

Also reviewed was the signage- 1 along façade / frontage and proposed now is four signs.

Mr. Alampi reiterates that he was unable to achieve verbal communication, nor received written reports from Fire or Police Department, but understands that the Chief of both sit on the board and are present to testify.

Mr. Skrable, Board Engineer, refers to his report, labeled as B2.

Asks about possibility of shifting the entrance, which would sacrifice 2 parking spots but increase the buffer greatly. Mr. Skrable also concerned about the coverage numbers regarding proposed lot B, which could be another variance not yet counted.

Also confirms that the storm water runoff needs to be recalculated and confirms that only level one would be

accessible by vehicle and not levels 2 and 3.

Mr. Maggio asks again, as per last meeting, is it an option to reduce the size of the new building and is told that the building is built on a grid/ modular system and size reduction is not possible.

Mr. Alessi questions sidewalks and also hydrant in the back as discussed at appearance #1 (still remains missing on new revision) Mr. Alessi also refers to exhibit A3, turning template, asking if the fire chief will testify about his concerns about the turning radius, but also if the EMS of OT will have issue with turning radius/egress, etc.

Ms. Nilsson asks how the lower level to upper level will be accessed, told elevators

Chief Shine, did a site visit and evaluated, feels there are a lot of trees marked in orange for removal? Mr Alampi states those are in marginal health and need removal.

Open to Mr. Joel, attorney for neighbors, who wishes to confirm height, staying at 35 ft?, and questions sizes of proposed signs/ runoff and would like to hear a plan for noise abatement. Mr. Alampi states the traffic engineer will testify to that.

Open to the public motion by Mr. Maggio, Second Mr. Alessi, all in favor.

Mrs. Janet Schuber of 176 Central Avenue sworn in and questions the 30 sq. foot monument sign needing a variance? And questions the amount of tree removal

Mr. George Lanzaro sworn in, of 10 Demarest lane, feels that there is simply not enough parking existing now, and the addition of this huge new building will make it worse. Reminded this portion of meeting is for questioning of Mr. Kornick only, who reiterates that it's 150 required and 99 proposed, but with the low impact use, the 99 will be sufficient. Traffic engineer will provide testimony to this.

Ms Nilsson makes motion, Mr. Maggio second to close to the public.

Next Witness is Mr. Bob Zaccone, architect, 212 White Avenue Old Tappan, sworn in.

Refers to A10, the Sept 26 revision of the façade of the front/existing building. Mr. Z explains he is the architect for the front/existing building only not the rear proposed storage building. Mr. Z explains the proposed elevator to make the building more accessible, and a new façade/curtain walls, and upgrade to metal siding. Footprint, other than elevator tower/entrance will remain the same. Mr. Zaccone begins to discuss and present the elevators for the storage facility building, prepared by another architect dated April 17, 2017 and Mr. Regan stops testimony stating it is unusual to have an expert testify on plans prepared by another professional.

Mr. Skrable asks is more office space proposed. Change in use?

Mr. Maggio asks why two architects and is told that Mr. Butz is located out of state and actually did the storage facility plans and Mr. Zaccone, a local architect, was enlisted for just the front building.

Chair Weidmann states he would like a rendering of the inside of the building, all four sides, a floor plan. Questions if the Building has a sprinkler system, number of current tenants, spaces, etc. and Mr. Zaccone offers that he has not been "inside the building proper in quite some time and cannot answer those questions"

Chair also asks about parking provided and Mr. Alampi states a traffic expert will come testify to the parking. Mr. Zaccone agrees to provide more plans as requested of inside and out of the existing building upgrades proposed.

Mr. Alessi confirms he wants more information about appearance of building, --Ms Nilsson would like more clarification of the space --Chief would like to wait for traffic expert testimony.

Attorney Joel states that since the proposed new structure of storage facility is directly next to his clients' home, .he wants more information from Mr. Butz, architecture of that structure and confirms that he feels Mr. Zaccone cannot

testify to the plans he did not author.

Motion to open to public by Mr. Alessi, Second Mr. Maggio.

Mrs Janet Schuber asks if all sides of the building will be same as façade, Mr. Zacccone states yes.

Chair confirms that Mr. Zacccone will submit new plans for treatment of all side.

Close to public motion by Ms Nisson, second Mr. Maggio, all in favor

Next witness Mr Mark Slayton, Operations for Self-Storage expert, 500 West End Avenue, NYC

Mr. Slayton testifies he is familiar with the property, he is one of the partners of 184 Central Avenue, LLC. And has personally been involved in the building of over 60 self-storage units in the past 20 years. Mr. Butz was the architect on every project in which Mr Slayton has been involved. Explains not exactly a modular building but built on prefab grids making alterations of size difficult. The Grids are in 10 ft increments. Explains further the sizes of unit interiors and security – all units are alarmed. Also discussion regarding prohibited items etc.

Shows A11 elevation prepared by Mr. Butz, architect. Staff is present 9am to 6pm. Access for tenants is controlled by technology from 9 am to 10pm , lesser hours on weekends.

Tom Skrable questions building materials, will be addressed by Mr. Butz

Mr. Szabo questions monitoring, restriction of items stored. Mr. Slayton states that staff watches on cameras, but agrees, boxes are not transparent. Also, Mr. Szabo questions if they allow drop ship businesses run out of a unit. Also requests a sample contract be provided to the board for review

Mr Maggio questions lowering the building may still not solve the issue, due to mechanics, roof structures, etc. and also questions if the set back is being addressed.

Mr Alessi questioned turn around/ fire hydrant/ and gate? Concerned this will not flow well on this site.

Chief Shine asks about security again, concerned of prohibited materials, that this facility is adjacent to Police HQ, and also questions alarms constantly triggered, Mr. Slayton states they can be shut off. Chief asks if staff has access to units, Mr. Slayton states no, each tenant has private locks on the doors. Only in emergency cases are lockers entered by staff. Mr. Slayton admits staff may not be 100% aware of all contents, and chief confirms that items like Guns and Ammo and other prohibited items could conceivably be concealed in boxes. Mr. Slayton states nearest facility he was involved with is in River Edge, but has since sold.

He also states that on site auctions as portrayed on television do not really happen. All auctions are done only online and are not actually frequently held as shown on dramatized TV shows.

Motion to open to public by Mr Alessi , second by Mr. Keil.

Mrs Schuber returns to ask how alarms will be handled, and are they going to be heard by neighbors every time they are triggered and Mr. Slayton says they can just be turned off.

Motion by Ms. Nilsson, second by Shine to close to the public.

Mr. Kurt Carpenter of 168 Central avenue voices concerns over security/hours/staff and is reminded this portion is for questions of Mr. Slayton only.

Mr. Slayton will return for November hearing, as will the traffic and parking expert as well as possibly the other architect for the storage facility structure. Last witness will be the Planner

Mr. Skrable reiterates that he is concerned about and would like to see revisions regarding drainage and lighting.

Next meeting is November 8th, New Materials must arrive to Planning Board office no later than October 26th.

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Police Chief Shine

Second – Ms. Nilsson

No Public Comment

Motion to close the meeting to the public – Mr. Alessi

Second – Chief Shine

On voice vote all in favor, the motion carried.

ADJOURNMENT

Upon motion, seconded, all in favor, the meeting was adjourned.

Respectfully submitted,
Robike Noll

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Date Approved:

cc: Mayor and Council
Robert Regan, Board Attorney
Thomas W. Skrable, Board Engineer
Construction Official
Fire Official
Board of Health
Burgis Associates