

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, December 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](http://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 7:36 PM**

**Roll Call:**

**Present:**

Chair Weidmann  
ViceChair Mamary  
Mr. Maggio (arrived 930PM)  
Ms. Nilsson  
Mr. Keil  
Mr. Alessi  
Police Chief Shine  
Councilman Gallagher  
Councilwoman Haverilla  
Mr. Boyce  
Ms. Louloudis

**Also Present:**

Mr. Regan, Board Attorney  
Mr. Skrable, Board Engineer  
Mr. Szabo, Board Planner  
Robike Noll, Recording Secretary and Land Use Admin

**Absent:**

Mr. Eller

**PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS**

Motion to open the meeting to the public – Mr. Alessi  
Second – Ms. Nilsson  
On voice vote, all in favor, none opposed, the motion carried.  
Chair Weidmann explains only for non-agenda items.  
No Public Comment  
Motion to close the meeting to the public – Mr. Keil  
Second – Mr. Mamary  
On voice vote, all in favor, none opposed, the motion carried.

**ENVIRONMENTAL COMMISSION REPORT**

Mr. Keil reports last meeting of the year was 11/21, paper shredding/walk to school, family camp night all discussed. Next meeting is 3<sup>rd</sup> of January 2018.

**COUNCIL LIAISON REPORT**

Councilman Gallagher has no report other than the COAH issue is now in the courts.

**CONSTRUCTION OFFICIAL REPORT** – None Received

**BOROUGH ENGINEER REPORT** Nothing to report

**FINANCIAL SECRETARY REPORT**

Ms. Nilsson  
Budget is \$175 and Escrow \$ 606 for a total of \$ 781.00  
Motion to accept – Mr Mamary  
Second – Councilwoman Haverilla  
On voice vote all in favor, none opposed.

2018 Budget, same as 2017. Ms. Nilsson will notify CFO Rebecca Overgaard.

**NEW BUSINESS** –Meeting Dates for 2018 Resolution presented.  
November 8<sup>th</sup> Minutes Motion to Adopt Mr. Alessi, Second Ms Nilsson- On voice vote all in favor, none opposed.

**OLD BUSINESS** None

**COMMUNICATIONS** – none

**RESOLUTION-**

New Cingular Wireless/ATT- Mr. Regan reviewed,  
Motion to Adopt by Mr. Keil , Second by Mr Mamary  
by Eligible Vote:  
8 Affirmative by  
Chair Weidmann  
Vice Chair Mamary  
Ms. Nilsson  
Mr. Keil  
Mr. Alessi  
Police Chief Shine  
Councilwoman Haverilla  
Councilman Gallagher  
Ms. Louloudis  
Mr. Boyce

**MINUTES**

November 8<sup>th</sup> Minutes Motion to Adopt Mr. Keil, Second Ms Nilsson- On voice vote all in favor, none opposed.

**APPLICATIONS –**

**1) 184 Central Ave Application , Fourth Appearance**

Council persons Haverilla and Gallagher leave the dais, recused, as does Ms. Louloudis  
Eligibility reviewed (\*) Post note, Mr. Maggio was a late arrival, took place at the Dais and was given CD of complete meeting at the end of the evening... will submit the affidavit of eligibility prior to next hearing.

Chair addresses the anonymous letter that was sent to residents of Old Tappan. Explains that while the letter is factual in aspects of the application, it must be made clear that this was NOT sent by the borough , nor the Planning Board office.

Mr Alampi returns as attorney for applicants:  
Exhibits are reviewed and confirmed  
A30 ) K2 Variances list, dated November 29, 2017  
A31) Traffic study letter  
A32) Kornick site plan updated 11/27/17  
A33) Color rendering of 11/27/17 site plan  
A34) Zaccone floor plan for front existing building revised 11/29/17  
A35) Elevation (newly submitted and distributed at the meeting

Mr. Alampi calls Mr. Kornick to testify. A-30) is reviewed the variances now requested are 6, including the D Variance  
Addresses revision of front existing building floor area. Planner will testify of Change in Use to accommodate retail businesses.

Mr. Skrable, Board engineer, questions doing away with compact parking spots.

The storage facility proposed is not an approved use so there is no clarification of required parking/ allotted , but does not negate the need for it. An additional variance is actually needed for the parking not mentioned.

Mr. Szabo also comments on the need for parking for the self-storage facility and Mr. Alampi interrupts that this will be addressed by the Planner. Mr. Alampi also mentions arrangements have been made with a neighboring property for emergency access.

Mr. Szabo, in his expertise and opinion states that continued maintenance and compliance of lighting in the future will be enforced and examined by engineer as part of the Developers agreement.

Mr. Keil questions the 51 ft. along Central border, earlier a water / rain garden was proposed, does not see on the plan, appears as a “feature” , will this be a basin in the greenspace? Mr. Alampi states this will be addressed by the Planner.

Vice Chair Mamary questions if the 6 current variance requests include the parking issue? As an accountant, he mentions he is a “numbers guy” and wants to confirm that the application is asking for 24,000 SQ Ft to be allowed, where 9,000 is actually permitted, so an increase of 259% is requested? He also asks Mr. Skrable what the ordinance in OT has to say about flag lots, as Mr. Skrable states are not permitted in OT, Vice Chair retracts his question and asks if it is true, that in general , this subdivision, if granted, would create a land locked lot, also not allowed by ordinance. Mr. Alampi states that these are questions for the planner, but Mr. Regan comments that MR. Kornick opened the discussion and triggered the question.

Mr. Alessi/Ms Nilsson/Chief Shine/Mr. Boyce decline questions and will wait for Planner.

Motion to open to public for questions of Mr. Kornick made by Vice Chair Mamary, second by Mr. Keil, all in favor

- a) Ms. Patches Maggaro 4 Churchill Road would like clarification of entire project overview, Mr. Kornick explains
- b) Mr Gary Mascolo of 31 Haring Court asks why this subdivision is being requested to create a lot with no frontage. Mr. Alampi states Planner will address
- c) Ms. Kathy Fable of 14 Steward asks for clarification of who the owner/operator/ entity is? As well as how many facilities are owned by this entity, and is concerned about access vs hours of operation
- d) Mr. Robert Glickstein 116 Central is concerned about signage and lighting
- e) Ms Nancy McDonough 112 Central feels previous meetings info was inaccessible.

Mr Alampi reiterates that the 200 ft list letters went out prior to first meeting as well as publication in the paper.

- f) Ms Barbara DiTrolio 31 Knickerbocker Lane concerned about this project. Does not see a need for a self storage in OT and concerned if approved it will be “hidden” behind the front office building.
- g) Ms. Dina ORourke 5 Pinebrook Ct. asks that the access to storage be clarified, from a security aspect, supervised and unsupervised access, etc?
- h) Mr. Micheal Tanner of 119 Willow Drive has questions but will address with planner
- i) Mr. T. Ziagralli of 45 Corrigan Way questions smoke detectors? And fully sprinkler alert system?
- j) Ms. Anna Maria Perske of 15 Greenway asks to see the subdivision line clearly outlined to her.
- k) Ms. Evelyn Moi of 23 Autumn Lane is concerned about this type of business in proximity to the school . Mr. Regan explains D Variance, it is acutally not a permitted use in town and is part of the variance
- l)

Mr. Alessi makes motion to close Mr. Kornick to the Public, second by Ms. Nilsson all in favor, meeting closed to public

Traffic expert report A 31 supplemental dated 11/28/17. Addressed non permitted use, therefore parking not addressed. Presents that this is a low traffic impact use, at approximately 5 cars per hour during peak use. Again, states there is no parking standard for a non-permitted use, and that using the standard parking formula of one parking spot for every 200 sq ft of business would require 354 spots and would be unrealistic.

Mr. Skrable then asks board Attorney Mr. Regan, if this unpermitted use is approved and in future years, the use is changed to retail would that trigger a return to the board.

Mr. Mamary has questions for traffic expert, comments that the report was impressive and thorough but still feels this an oversized project for the property and is also a disallowed use.

Police Chief Shine is concerned about the traffic impact on an already busy area, parking on site, vs actual traffic considering school/park/retail at top of hill, compounded by increased business and use of 184 Central

Motion to open Traffic study to Public by Mr. Keil, Second by Mr. Alessi, all in favor

- a) Ms. Patches Maggaro 4 Churchill , asked for industry standard to be explained to her. Also questioned if the traffic study was ordered/funded by town or applicant? (applicant)\
- b) Mrs. Daghlion 10 Elena Court contests the results of the traffic report.. feels it is much busier than presented. Also is questioning during peak hours, increased by development of this property, how will fire/PD get thru during peak times, particularly around school hours.
- c) Mr. Gary Mascolo, 31 Haring if plan is approved, how will traffic study be impacted by retail use vs current office use?
- d) Mr. Bill Hughs 163 Central, also questions impact potential from the almost approved Affordable Housing just a block away.
- e) Kim Carpenter of 168 Central asked at last meeting as well, concerned about site line leaving the property now and then, especially if approved, large moving trucks entering and exiting a driveway that is technically on another property.
- f) Ms. Evelyn Loi 23 Autumn Lane... asks if the study covers conditions not standard in other studies, particularly that the high school is next door and many of the drivers are new on the road. She is also particularly concerned about new drivers around larger vehicles generated by a business like a storage facility.
- g) Kathy Fable 14 Surrey Court. Also very concerned about new drivers from next door, not factored into this traffic study.
- h) Barbara of 91 Ogle returns to question what the traffic study considered "peak hours" ... high school, vs business peak
- i) Linda Chen of 165 DeWolf asks about Saturday traffic study.. big day with high school activities, park events, and a big day for renters of self-storage lockers to access.
- j) Mr Tom Zingarelli of 45 Corrigan Way questions what examples were used as "industry standard".
- k) Ms. Jane Shubert 176 Central questions how things will be affected, when current uses are changed in the future. ]

Mr Alessi makes a motion to close traffic expert to the Public, Seconded by Mr. Keil , passes on all in favor

Recess 5 minutes

Chair states meeting will end at 10:30 and will resume on Jan 10<sup>th</sup>. Mr. Alampi states that his Planner cannot be present on Jan 10, so will request table to February 14.

Mr. Alampi presents Mr. Richard Priess, planner, qualified and sworn in by Mr. Regan.

Mr. Priess reviews oversite of the application and plans, he has met with objecting neighbors and feels the the applicant has also amended the application greatly meeting the requests of the board. He also states that numerous variances were removed, reducing the size of the front building has also been offered.

Mr. Priess states he is the coauthor of a book of Land Use and goes on to address the issue and definition of self-storage facilities. He presents that the description of self-storage units has evolved, as have these facilities themselves. He believes that the people in the community of OT would use it, and that it is well suited for the site. He concurs it is an unpermitted use, but feels he has presented enough criteria to justify the unpermitted use. He feels that the improvement to the front existing building would be a benefit to the community and that the land, as it stands, is underutilized. Mr. Alampi suggests ending testimony here and resume in February.

#### **ADJOURNMENT**

Motion to adjourn by Mr. Alessi, second by Chief, all in favor, meeting 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

