

BOROUGH OF OLD TAPPAN
PLANNING BOARD: REGULAR MEETING
March 11, 2020
MINUTES
Meeting commenced at 7:04 p.m.

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.

It was duly noted that Fire Exits were located at the Main Entrance to the
Council Chambers and in the rear of the Council Chambers.

	Present	Absent
Chair, Weidmann	X	
Vice Chair, Mamary		X
Mr. Maggio	X	
Ms. Nilsson	X	
Mr. Keil	X	arrived late
Mr. Alessi	X	
Police Chief Shine	X	
Councilman Gallagher	X	
Councilman Boyce	X	
Alternate #1, Mr. Eller		X
Alternate #2, Ms. Louloudis	X	
Alternate #3, Mr. Scozzafava	X	
Alternate #4, Empty		
Also Present:		
Diane Frohlich, Board Secretary	X	
Mr. Regan, Esq.	X	
Mr. Skrable, Borough Engineer	X	
Mr. Szabo, Borough Planner	X	

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

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

Second – Ms. Nilsson

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

No one from the public wished to speak.

Motion to Close to the Public – Mr. Alessi

Second – Ms. Nilsson

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

ENVIRONMENTAL COMMISSION REPORT

Earth Day 2020 has been cancelled due the Corona Virus concerns. The Commission met last night and discussed a few new tree ordinances to close a few loop holes. They will be initiating a photo contest for the kids at school – environmentally themed photos taken right here at Old Tappan. Mr. Keil will have more details on that at the next meeting.

COUNCIL LIAISON REPORT

The final budget meeting will be on Thursday, March 12, 2020. Councilman Boyce states that all Budget meetings are open to the public. The Mayor & Council are proceeding to interview Police Officers as the Department will be seeing some of their veteran Officers retiring. On March 16th there will be some discussion pertaining to some missing information in an Ordinance that affects this Board. The Mayor & Council are also considering hiring a part time, Code Enforcement Officer to cruise the town on a weekly basis to make sure everything is “up to snuff.”

CONSTRUCTION OFFICIAL REPORT

Report was distributed in everyone’s packet. Chair Weidmann asked if anyone had any questions.

BOROUGH ENGINEER REPORT

Drainage work has started at Stone Point Park, they should be done within the next two weeks or so. A new drainage project (NJDEP) on DeWolf will be started, potentially the end of this week; more realistically, the beginning of next.

FINANCIAL SECRETARY REPORT

Ms. Nilsson presents the financial report:
Budget is \$ 500.00 and Escrow \$ 4,128.50
Total: \$ 4,628.00

Motion to approve: Mr. Maggio
Second: Councilman Gallagher
One voice vote, all in favor, none opposed, approval.

MINUTES

Approval of February 12, 2020 Regular Meeting
Motion to adopt – Councilman Gallagher
Second – Mr. Alessi
One voice vote all in favor, none opposed, the minutes are approved.

OLD BUSINESS

None

COMMUNICATIONS

None

RESOLUTIONS AND ORDINANCES

*Appeal Denial Resolution: Eric Trenkman, 18 Corrigan Way
Neil Christensen, Contractor*

Motion to adopt such Resolution: Mr. Alessi

Second: Ms. Keil

	Yes	No	Abstain
Chair, Weidmann	X		
Vice Chair, Mamary			absent
Mr. Maggio			X
Ms. Nilsson	X		
Mr. Keil	X		
Mr. Alessi	X		
Police Chief Shine	X		
Councilman Gallagher			X
Councilman Boyce	X		
Alternate #1, Mr. Eller			absent
Alternate #2, Ms. Louloudis			
Alternate #3, Mr. Scozzafava			
Alternate #4			

APPLICATIONS

200 OTR, LLC
200 Old Tappan Road
Block 1606, Lot 7

Mr. Peter Wolfson, Attorney for the applicant started their testimony at approximately 7:10 p.m. There was a stenographer present, Ms. Donna Lynn Arnold of 315 Rivervale Road, Rivervale, NJ.
Transcript Attached.

Central Avenue Joint Ventures, LLC
147 – 155 Central Avenue
Block 1103, Lots 13, 14 and 15

Mr. Daniel Steinhagen starts his testimony at 9:47 p.m. He reminds everyone that this Resolution was adopted by this Board back in June 2019. The developer at that time fell through and a new developer will be in charge of this project. They have made some revisions to the exiting site plan.

The Architect, Mr. Alex Zeponi is sworn in for testimony. There will be a reduction in Building #3 and #4, the total building coverage will be lessened.

Previous plan: Maximum Coverage by Buildings was **23.3%**
New plan: Maximum Coverage by Buildings will be **21.8%**

Previous plan: Maximum Improved Lot Coverage was **54.7%**
New plan: Maximum Improved Lot Coverage will be **53.2%**

Previous plan: Minimum Front Yard Setback was **55'**
New plan: Minimum Front Yard Setback will be **50'**

Previous plan: Maximum Length of Building was **216'**
New plan: Maximum Length of Building will be **208'**

The patios may be getting a little bit larger.

Mr. Steinhagen states that no conditions of the Resolution have been affected.

Questions from the Board:

Councilman Gallagher asked “why?” Mr. Zeponi states “because my client asked me to do it.” Mr. Steinhagen states that it was a “business decision.”

Chair Weidmann asks what the square footage is going to be:
Some units are going from 4,200 sf to 3,646 sf and the interior units are going from 3,600 sf to 3,004 sf.

Motion to open to the public: Mr. Alessi
Second: Councilman Gallagher

The Bruno family, located at 2 Elena Drive, had some questions regarding the patios being larger . . . the only difference is that the patios are wider but will not “go as far.” Mr. Steinhagen states that as a neighbor to this development, they will be further away than when it was first approved.

Motion to close to the public: Mr. Keil
Second: Mr. Alessi

Vote to amend the original Resolution.

Motion to adopt: Mr. Maggio

Second: Councilman Gallagher

	Yes	No	Abstain
Chair, Weidmann	X		
Vice Chair, Mamary			absent
Mr. Maggio	X		
Ms. Nilsson	X		
Mr. Keil	X		
Mr. Alessi	X		
Police Chief Shine	X		
Councilman Gallagher	X		
Councilman Boyce	X		
Alternate #1, Mr. Eller			absent
Alternate #2, Ms. Louloudis	X		
Alternate #3, Mr. Scozzafava	X		
Alternate #4			

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public: Mr. Alessi

Second: Ms. Nilsson

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

Motion to close the meeting to the public: Mr. Keil

Second: Councilman Gallagher

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

ADJOURNMENT

Motion to Close Regular Meeting: Mr. Alessi

Second: Ms. Nilsson

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