

BOROUGH OF OLD TAPPAN
PLANNING BOARD: REGULAR MEETING
June 10, 2020
Due to COVID held via Zoom
MINUTES
Meeting commenced at 7:03 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	
Mr. Alessi	X	
Anna Haverilla	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. Louloudis

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

ENVIRONMENTAL COMMISSION REPORT

The Environmental Commission will have their last meeting (Summer Break) on June 16th. Basically all their events that were planned for the first part of this year were cancelled due to Covid-19.

They did have their Environmental Photo Contest with the grammar school children and received four (4) photo submissions.

COUNCIL LIAISON REPORT

Councilman Boyce states they have been working on DPW negotiations. The Mayor & Council wrote up a Resolution to the Governor regarding opening everything back up. The next meeting will take place, in person, on June 15th.

Councilman Gallagher added the promotion of Detective Robert Wacht to Lieutenant and the hiring of a new Officer, Charles Anders, a welcome addition.

CONSTRUCTION OFFICIAL REPORT

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

BOROUGH ENGINEER REPORT

Mr. Skrable noted the ongoing drainage project which is from DeWolf Road to Howard Street. The Stone Point Path remodel is now complete and talks are in the "works" for joining the NVOT School district on the 2020 paving bids to save both the Borough and the School District some money.

FINANCIAL SECRETARY REPORT

Ms. Nilsson presents the financial report:

Budget is \$ 725.00 and Escrow \$ 2,993.40

Total: \$ 3,718.40

Motion to approve: Mr. Alessi

Second: Ms. Haverilla

One voice vote, all in favor, none opposed, approval.

MINUTES

Approval of May 13, 2020 Regular Meeting

Motion to adopt – Ms. Haverilla

Second – Ms. Nilsson

One voice vote all in favor, none opposed, the minutes are approved.

NEW BUSINESS

OLD BUSINESS

COMMUNICATIONS

None

A discussion ensued on the letter from Mr. Wolfson, dated June 8, 2020, regarding the “redlined version” of Mr. Regan’s 200 OTR draft Resolution. Out of the many changes that were requested, Mr. Regan agreed to a portion of them which are outline below:

Paragraph 14 – elimination of the word “feet.” Reference back to the November 2019 transcript, “Adjacent to that area to the west is 15, what we call Green Giant evergreens.” Fifteen is the total number of plantings, not the height of the trees.

Paragraph 22 – addition of “and force main.” Pursuant to an agreement, the Borough will own and operate the pump station and force main.

Paragraph 26 – replacement of the word “sanitary” with the word “storm” to describe the sewer. Reference back to the December 2019 transcript.

Paragraph 40 – replacement of the word “accessible” with the word “adaptable.” Reference December 2019 transcript. “In terms of accessibility, it is a fully accessible building. Every dwelling unit is handicapped adaptable which means if you come in needing some sort of accommodation for your disability, that accommodation is made without having to knock down walls or moving things.”

Paragraph 47 – replace of the word “patio” with the word “deck.” Reference January 2020 transcript. “Each unit is 32 feet wide, three bedrooms, 2 ½ bathrooms, two car garages, basement and rear deck.”

Paragraph 48 – clarification of units types for the affordable townhouse units to comply with Uniform Housing AC, which is a requirement for the Borough to get credit for the affordable units. Four of the affordable units are 3-bedroom units and the remaining 16 are 2-bedroom units, convertible to 3-bedroom units (consistent with the plans).

Paragraph 90 – clarification of potential changes required by the County. Reference the May 2020 transcript. Mr. Skrable states, “and, if we come to a vote, we’re going to have our standard condition in there that if something comes up with the County approval that materially changes the plan they’re going to have to come back to the Board.” Clarification of the type of pump station (more than one pump stations was discussed during the hearing, stormwater pump station and a sanitary pump station).

Mr. Regan further provided the Board some changes to the Conditions on the Resolution.

RESOLUTIONS AND ORDINANCES

200 OTR

200 Old Tappan Road

Block 1606, Lot 7

Motion to adopt such Resolution: Councilman Gallagher

Second: Ms. Haverilla

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

APPLICATIONS

Angelo Mazza
12 Grant Avenue
Block 1212, Lot 6

Before the testimony started, Councilman Boyce and Councilman Gallagher recused themselves.

Present for this application are the following:

Gregory Asadurian, Attorney from Price, Meese, Shulman & D'Arminio
Angelo and Teresa Mazza, Applicant
Sean Moronski, Planner
John Gilchrist, Architect

Mr. Asadurian starts with testimony from Angelo Mazza and Mr. Regan swears him in as the first witness. Mr. Mazza (unfortunately) relives the fire that took place at his residence back on December 26, 2018. The entire house was destroyed but the three-car, unattached garage remained. They are rebuilding their new home on the existing footprint. With the new construction and the location of the existing garage, it really needs no back yard for the family to enjoy. It became crystal clear, especially with this crazy virus, that they were in need of a back yard, especially with twin boys.

Mr. Skrable has a couple of comments prior to getting to the Professionals . . . He thinks this is a good application, they are minimizing the FAR component. They would just need to speak with the Mayor & Council regarding the easement that runs through the driveway.

Motion to Open to the Public to Mr. Mazza only: Ms. Haverilla
Second: Mr. Alessi

One resident, Mr. James Hubener who resides at 115 Williams Street (Mr. Mazza's backyard neighbor) would like to say a couple of things. Mr. Regan swears him in. Mr. Hubener states that he would love the removal of the three car garage and agrees it will make for a nicer view for himself. He has no objection to the removal nor the variances needed in order for the Mazza's to get their attached garage.

Motion to the Close to the Public for Mr. Mazza testimony: Mr. Alessi
Second: Councilman Boyce

Mr. John Gilchrist, Architect, is sworn in next to give testimony. He goes over the plans' specifications, citing the following table:

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
Minimum Lot Area	10,000	8,858.6	no change	n/a
Minimum Lot Width	100	63.72	no change	n/a
Minimum Lot Depth	100	100	no change	n/a
Maximum Lot Depth	30%	25.3%	23.5%	n/a
Improved Lot Coverage	55%	38.1%	36.4%	n/a
Floor Area Ratio: Table B	28%	35.6%	33.9%	yes
Maximum Building Height, in Stories	2.5	2	no change	
Maximum Building Height, in Feet	35	35	no change	
Maximum Building Height, accessory structure	14	14	n/a	n/a
Minimum Front Yard Depth	35	16.64	no change	n/a
Minimum Rear Yard Depth	25	43.00	19.75	yes
Minimum Side Yard, Sum of Both	25	34.0	no change	n/a
Minimum Side Yard, Each	10	15.97	no change	n/a

Mr. Scozzafava has one question regarding the side yard; just confirming the numbers.

Motion to Open to the public for Mr. Gilchrist only:
Second:

Mr. Alessi
Councilman Boyce

None

Motion to Close to the public for Mr. Gilchrist only:
Second:

Councilman Boyce
Ms. Nilsson

Mr. Sean Moronski, Planner for the applicant is sworn in and questioned by Mr. Asadurian. Mr. Moronski is very familiar with the project and gives some details of the property. It is considered "irregular" and also "undersized" for this zone. On the eastern lot line there is a 20 ft sanitary sewer easement which Mr. Mazza cannot build on. As per Mr. Skrable, Mr. Mazza will have to get confirmation from the Mayor & Council that what he is proposing is acceptable. The property is located on a dead end street and also has to contend with wetlands.

The Mazza's would like to remove the existing three-car garage and add a 2-car garage (24 feet deep) on the eastern side of the home. The garage has to be set back because of the sanitary sewer easement which creates one of the variances needed.

No Boardmembers had any questions for Mr. Moronski. Mr. Skrable states that it should be noted that the deck is included in the impervious number and does not affect this application.

Mr. Szabo's report (B2), dated February 24, 2020, states he takes no exception to the application.

Motion to Open to the Public for Mr. Moronski: Mr. Alessi
Second: Ms. Haverilla

No one had any questions.

Motion to Close to the Public for Mr. Moronski: Mr. Alessi
Second: Ms. Nilsson

Motion to approve the Application: Chair Weidmann
Second: Mr. Mamary

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

Unanue/Cuomo Application
26 Sunden Court – Block 2505.1, Lot 9.07
22 Sunden Court – Block 2505.1, Lot 9.08
RA-25 Zone

Present for this Application:

Mr. Matthew Capizzi, Attorney for the Applicant
Mr. Perry Frenzel of Azzolina & Feury
Applicants

Mr. Capizzi states a small portion (820 sf) of the Unanue’s property is encroaching onto the driveway owned by the Cuomo’s. There will be a “lot line adjustment” of that square footage from the Cuomo’s to the Unanue’s. Mr. Frenzel’s plans are marked in as Exhibit A1, dated January 17, 2020.

Mr. Frenzel is sworn in and gives a description of each property; there are no variances needed and there will be no effects on current landscaping.

Board members have no questions for Mr. Frenzel. Mr. Skrable states that this change would improve the existing non-conformity of the lot, which is a good thing.

Mr. Szabo has no exception to the application and states in his report dated May 6, 2020 . . . “In consideration of the statutory criteria we note that the proposed subdivision does not create any new lots or any new development but rather, reconfigures existing lot lines which results in the elimination of an existing driveway encroachment and brings existing Lot 9.07 lot width into closer conformity with the RA-25 zone standards. The proposed subdivision accomplishes this without intensifying or otherwise creating new non-conforming conditions.”

Motion to Open to the Public for Mr. Frenzel:	Ms. Nilsson
Second:	Mr. Keil

No one had any questions.

Motion to Close to the Public for Mr. Frenzel:	Mr. Alessi
Second:	Ms. Nilsson

Motion to approve the Application: Chair Weidmann
 Second: Councilman Gallagher

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

A discussion ensued regarding the change of start time for our monthly meetings. Mr. Maggio had stated that a 7:30 p.m. start would work better with his schedule once things get “back to normal.” Chair Weidman agreed and stated that as of our July meeting, the start time going forward would go back to 7:30 p.m. and would be in person.

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.

None

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