

BOROUGH OF OLD TAPPAN
PLANNING BOARD: REGULAR MEETING
October 14, 2020
MINUTES
Meeting commenced at 7:33 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 – Councilman Gallagher

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. Keil

Second – Ms. Nilsson

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

ENVIRONMENTAL COMMISSION REPORT

The Commission had their first meeting in September (since Summer hiatus) – most of the Community Outreach programs are cancelled and/or postponed. They are concentrating on administrative matters such as Ordinances . . . “beef up” some of the tree removal ordinances. Dave Keil was contacted by Suez Water to participate with them in a watershed clean-up at Lake Tappan. In order to facilitate that, he is trying to get the Boy/Girl Scouts and Old Tappan Moms to get some volunteers. Hopefully that will be done in the next couple of weeks with the actual cleanup at the end of October.

They have their next meeting on Tuesday, October 20th.

COUNCIL LIAISON REPORT

Councilman Gallagher states M&C meetings are in person with proper social distancing and masks, etc. Tax collection has been strong; no setbacks due to the Covid pandemic. (As strong as 2019 if not stronger.)

Halloween will be somewhat different for the kids in town this. Our volunteer Ambulance Corp. and Fire Department will be doing a drive-by through town and distributing candy and some fire prevention materials (since there was no “Fire Prevention Week.”)

There was a brief discussion regarding the inquiry from Mr. Carbone of Carbone Developers about a decrease in the sidewalk foundation for lots that are on a corner and get charged “twice.”

The M&C stated they would pass along the information to the Planning Board for discussion (not for tonight). They did not promise any changes but stated that it would be “looked at.”

The resident was informed that it will be a long process IF anything should happen.

CONSTRUCTION OFFICIAL REPORT

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

BOROUGH ENGINEER REPORT

Nothing to report.

FINANCIAL SECRETARY REPORT

Ms. Nilsson presents the financial report:

Budget is \$ 0.00 and Escrow \$ 4,715.55

Total: \$ 4,715.55

Motion to approve: Mr. Alessi

Second: Mr. Keil

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

MINUTES

Approval of September 9, 2020 Regular Meeting

Motion to adopt – Mr. Alessi

Second – Councilman Gallagher

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

NEW BUSINESS

OLD BUSINESS

COMMUNICATIONS

None

RESOLUTIONS AND ORDINANCES

Dr & Mary Trenkman

18 Corrigan Way

Block 2901.4, Lot 12

Motion to adopt such Resolution: Mr. Alessi

Second: Ms. Nilsson

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

APPLICATIONS and BUSINESS MATTERS

Mr. & Mrs. Gladman
39 Greenwoods Road
Block 101, Lot 5
Overage on Improved Coverage

Mr. Gladman is pro se and is sworn in. Architectural plans (prepared by Mr. Gilchrist) are marked as Exhibit A1, A2 will be the denial letter from Mr. Bob Rusch, Construction Official. Exhibit B1 is Mr. Szabo's review letter.

Mr. Gladman states that the application before the Board is due to an overage in coverage. The reality is that anything planned to do on the property would require a variance. The most relevant reason for the variance relief is that the home is overcrowded. The applicant's Mother in Law is staying with them mainly to help with the children (3). He also has his sister-in-law living in the home; mainly due to the pandemic. Mr. Gladman will be working indefinitely from home so he needs a quiet haven to work which tends to be 24/7.

The other important component is that a couple years ago a pool was installed. The way the home is situated there is no direct line of sight from the home to the pool which is the reason for the need for the deck and a covered porch, it gives the family more peace of mind as far as safety is concerned. The structure provides screening as well from his neighbors.

Mr. Skrable is sworn in and asked for his input. Marked as Exhibit B2: Tom's email from today, he has a comment regarding the overage . . . "I reviewed the above plans and other than the fact that they're 231 sf over on coverage (which it seems like they could remove somewhere else on the site), I have no objection." There is some footage that could be "carved" from other items on the property to reduce the overage. It would be a reasonable request since the number is so small but on the other hand since the number is such a minor increase, is it worthy of the effort? He is very ambivalent on the topic. He further states, should the application gain approval, there would be a need for a soil moving permit.

Councilman Gallagher states that he can certainly understand Mr. Gladman's desire for privacy in order to facilitate his work. He also believes the Covid situation we are currently in will ultimately change the landscape of how many industries "go to work" every day. The pool location is quite isolated so he does agree with the safety issue by the new covered porch.

Councilman Gallagher further asks if the applicant would be willing, if the Board suggests, to remove some square footage to alleviate the overage . . . such as part of the driveway perhaps. The applicant responds, "no, that would just cause more complexity." He states he wouldn't even know where to start.

Mr. Regan wants to confirm that the "new" rooms will be the fifth bedroom, the great room and the covered porch.

Mr. Keil refers to Mr. Skrable's email about the overage but also states it is such a de minimus number, he doesn't feel it would be an issue. He also refers to Mr. Szabo's review letter . . . "that the benefits of granting the proposed relief outweigh any potential detriments upon the community (C2 argument)." And clearly this addition would not cause any negative effects.

"They meet the FAR and the building coverage so it is not overwhelming," states Mr. Regan.

With no further questions from the Board, Chair Weidmann asks for a

Motion to Open to the Public to Mr. Gladman only: Mr. Alessi
Second: Mr. Keil

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

Mr. Gladman would like to waive his right of the 45-day appeal process. Mr. Regan states he will have to wait for the Resolution to be memorialized. At that point, Mr. Gladman would have a discussion with the Construction Official, Bob Rusch, to take on the responsibility of the construction should anyone appeal the Board's decision.

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

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

Execution of the Subdivision Deed for:
Demler/Moltisanti

Execution of the Subdivision Deed for:
Unanue/Cuomo

Discussion of the 200 OTR Developer's Agreement: There were two items that the applicant requested be changed which were both granted with Tom Skrable's approval. The timetable is 30 (thirty) months for the project to be completed with 36 (thirty-six) months for the topsoil and grading. The Developer's agreement is going before the Mayor & Council for approval.

The other item was the removal of the Environmental Commission's need to "sign off" on their landscaping plan.

The only other issues that are outstanding is the bond and the escrow deposit which is being taken care of.

The "clock will start ticking" when the Developer's Agreement is signed by all parties.

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public: Mr. Alessi
Second: Mr. Keil
One voice vote, all in favor, none opposed, the motion carried.

None

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