

BOROUGH OF OLD TAPPAN
PLANNING BOARD: REGULAR MEETING
December 9, 2020
MINUTES
Meeting commenced at 7:32 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
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, Board Attorney	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. Keil

Second – Mr. Alessi

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

ENVIRONMENTAL COMMISSION REPORT

The “Hooked on Fishing” Contest was a great success. On October 31st there was a “clean-up” of Lake Tappan which was also a great success; approximately 1,000 pounds of debris was picked up by Boy and Girl Scouts.

Their last meeting will take place on Tuesday, November 17th for the season.

COUNCIL LIAISON REPORT

Councilman Gallagher states that on Halloween the Fire Department and the Ambulance Corp. did a “candy drive-by” for approximately 4 hours and gave candy and fire prevention information out to 500+ children in the neighborhood.

CONSTRUCTION OFFICIAL REPORT

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

BOROUGH ENGINEER REPORT

Mr. Skrable was not present.

FINANCIAL SECRETARY REPORT

Ms. Nilsson presents the financial report:

Budget is \$ 500.00 and Escrow \$ 8,871.20

Total: \$ 9,371.20

Motion to approve: Mr. Alessi

Second: Ms. Haverilla

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

Karen’s last Financial Secretary Report as she will be relocating to the state of Texas at the end of the month. She will be missed!!!!

MINUTES

Approval of October 14, 2020 Regular Meeting

Motion to adopt – Mr. Keil

Second – Mr. Alessi

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

NEW BUSINESS

OLD BUSINESS

COMMUNICATIONS

RESOLUTIONS AND ORDINANCES

George Gladman
39 Greenwoods Road
Block 1605, Lot 6
Home Renovation

Motion to adopt such Resolution: Mr. Keil

Second: Ms. Haverilla

	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/BUSINESS MATTERS

APPLICATION:

Bank of American
211 Old Tappan Road
Block 1605, Lot 6 - Business District
Design waiver relief for light levels

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	30,000 sf	37,283.4 sf	No Change
Minimum Lot Width	150 ft	165.4 ft	No Change
Minimum Lot Depth	200 ft	232.2 ft	No Change
Minimum Front Yard Setback	45 ft	35.8 ft (EN)	No Change
Minimum Side Yard Setback (Interior)	15 ft	143.2 ft	No Change
Minimum Side Yard Setback (Street)	25 ft	65.7 ft	No Change
Minimum Rear Yard Setback	25 ft	38.9 ft	No Change
Maximum Building Height	1 story / 25 ft	2 story (EN)	No Change
Maximum Coverage	25%	7.4% (2,750.8 sf)	No Change
Maximum Improved Lot Coverage	70%	67.9% (25,311.6 sf)	No Change

(EN) = Existing Non-Conformity

Coming before the Board for approval of additional ATM and sight lighting in order to comply with State ATM lighting requirements only.

Scott Collins from Riker, Danzig, Scherer, Hyland and Perretti LLP is present as legal counsel and Anthony Albano, Project Manager with Stonefield Engineering & Design is present. It is determined that Mr. Albano is qualified and is sworn in.

Mr. Collins starts and defers almost immediately to Mr. Albano for testimony. The site plan is marked into evidence as A1. It is revealed that the applicant is proposing “additional lighting fixtures to illuminate the site to ensure the site meets lighting levels established in N.J.S.A. 17:16k-10A. This will result in the net increase of lighting levels throughout the property to meet State requirements.” This means that at 50 ft from the point of transaction the lighting needs to be 2 ft candles and within 5 ft from the point of transaction the lighting needs to be 10 ft candles.

They propose to replace eight (8) canopy fixtures, five (5) wall mounted fixtures and add one (1) new canopy right at the ATM and one (1) new wall mount. The biggest concern for the Board is the brightness of the new fixtures . . . the current Borough Ordinance calls for .6%. They are asking for (at the property line facing the Spanish Institute where the ATM is located) a percentage of 23.3% - 2 feet closer to the building it will drop to 15.9% and then to 2.9%. It was compared to the lighting in the meeting room of Borough Hall which Mr. Albano stated was probably at 25% to 30%.

There are a lot of variables with the lighting because the Bank has to comply with the State requirements and also with security issues. Chair Weidmann asks if a fence could be installed to shield some of the brightness but Mr. Albano states that it would have to go the entire length of the property to ensure safe operation. Mr. Albano agrees with Mr. Skrable's review letter but because of security matters it is not feasible to do. Mr. Skrable's review letter asked the "applicant to clarify the maximum 15 fc shown on the drawing 9at property line adjacent to ATM) and the 23.3 fc shown on the summary chart." He also requested that the "applicant should discuss any possible screening along the southeasterly property line to mitigate the lighting levels. We realize the existing canopy is very close to the property line but possibly an architectural feature, partially enclosing that side of the canopy, could be provided."

There was a suggestion of moving the ATM closer to the Bank building so neighbors would not be affected by the brightness.

Mr. Keil asks – if there is no issue from the neighbors being affected – why an issue for us?
Please note that all individuals on the 200' search were notified properly and there was no one from the public to question the lighting changes.

There was also a question with regards to the placement of the ATM – why is at the property line?

Chair Weidmann asks why can't the ATM be relocated to where a drive-through lane was . . . bring it closer to the building. Mr. Albano states that wasn't looked into. He also states that even if that is a possibility, he doesn't think it would reduce the "overflow" of light by that much.

The Chairman states the applicant needs to go "back to the drawing board" in order to comply with the current Ordinance. Mr. Wiss asks the applicant to try to meet the Ordinance criteria half-way.

Councilman Gallagher requests some additional information (in layman's terms) at the different distances from the ATM to give the Board a visual effect.

Motion to open the meeting to the public: Ms. Nilsson
Second: Ms. Haverilla

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

No one from the public is present.

Motion to close the meeting to the public: Ms. Nilsson
Second: Councilman Gallagher

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

Motion to have Bank of America return to the Board:
Second:

Councilman Gallagher
Mr. Keil

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

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public: Ms. Nilsson
Second: Ms. Haverilla
One voice vote, all in favor, none opposed, the motion carried.

None

Motion to close the meeting to the public: Ms. Nilsson
Second: Councilman Gallagher
One voice vote, all in favor, none opposed, the motion carried.

ADJOURNMENT

Motion to Close Regular Meeting: Ms. Nilsson
Second: Councilman Gallagher
One voice vote, all in favor, none opposed, the motion carried.