

**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](http://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. Haverilla

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**

Mr. Keil states that November marked their last meeting for the year. Their current Recording Secretary, Sylvia, is retiring. They did submit some proposed changes on Old Tappan Tree Ordinances. I am sure the Council Liaison will share with us sometime in the near future. They will reconvene in January of 2021.

## **COUNCIL LIAISON REPORT**

The last meeting for 2020 was this past Monday, December 7<sup>th</sup>. They are planning on starting with Budget meetings in late January. There was a Covid discussion relating to the effects on our community, especially school and mental health issues. The ReOrganization meeting is scheduled for January 4th, 2021.

## **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**

There were no financials presented this evening.

Motion to approve: N/A

Second: N/A

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

## **MINUTES**

Approval of November 11, 2020 Regular Meeting

Motion to adopt – Mr. Alessi

Second – Mr. Keil

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

## **NEW BUSINESS**

Approval of the 2021 Meeting Dates:

January 13, 2021

March 10, 2021

May 12, 2021

July 14, 2021

September 8, 2021

November 10, 2021

February 10, 2021

April 14, 2021

June 9, 2021

August 11, 2021

October 13, 2021

December 8, 2021

Motion to approve for publication - Councilman Gallagher

Second - Mr. Alessi

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

## **OLD BUSINESS**

## **COMMUNICATIONS**

## **RESOLUTIONS AND ORDINANCES**

## **APPLICATIONS/BUSINESS MATTERS**

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

<b>ZONING REQUIREMENT</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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

Second appearance. 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. Mr. Albano is reminded that he is still under oath.

The revised plan, dated November 23, 2020 is marked as Exhibit A2. Mr. Albano feels there was a substantial reduction with the fc number going **from** 23.3 **to** 12.8, about a 50% reduction. They plan on keeping the lighting fixtures the same but a 1' x 1' will be in place of the originally proposed size of 1' x 4'; they are a more condensed fixture. They feel they will meet State requirements but also keep the property safe and secure in all hours of darkness.

A letter from Stonefield Engineering and Design, LLC, dated November 24, 2020 is marked as A3 which gave the lighting conditions at other area banks which are comparable with what they are trying to achieve. The email memo dated December 8, 2020 from Tom Skrable is marked as E2.

Mr. Alessi has a question with regard to a large spotlight that faces Old Tappan Road. It is agreed that as a condition of the Resolution, it (the spotlight) will be the removed.

Mr. Keil asks if the removal of that spotlight will affect the current fc number. Mr. Albano states that the spotlight is NOT included in the current fc. In laymen's terms, the area will be brighter but not in a "striking" manner. There is no issue with the Spanish District building next door (no one is present) . . . the new lighting will actually add to the security for both buildings.

Mr. Collins gives his summation.

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

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

	Yes	No	Abstain
Chair, Weidmann	X		
Vice Chair, Mamary			
Mr. Maggio			
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. Haverilla  
Second: Councilman Gallagher  
One voice vote, all in favor, none opposed, the motion carried.

None

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

## **ADJOURNMENT**

Motion to Close Regular Meeting: Mr. Alessi

Second: Mr. Keil

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