

BOROUGH OF OLD TAPPAN
PLANNING BOARD REORGANIZATION & REGULAR MEETING
April 14, 2021
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.

Roll Call for ReOrganization Meeting:

	Present	Absent
Chair, Weidmann	X	
Vice Chair, Mamary	X	
Mr. Maggio		X
Mr. Keil	X	
Mr. Alessi	X	
Mr. Eller	X	
Ms. Haverilla	X	
Councilman Gallagher		X
Councilman Boyce	X	
Alternate #1, Ms. Louloudis	X	
Alternate #2, Mr. Scozzafava	X	
Alternate #3, Vacant		
Alternate #4, Vacant		
Also Present:		
Diane Frohlich, Board Secretary	X	
Mr. Regan, Esq.	X	
Mr. Skrable, Borough Engineer		X
Mr. Snieckus Jr., Substitute Borough Planner	X	

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.

Motion to Close to the Public – Mr. Eller

Second – Mr. Keil

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

ENVIRONMENTAL COMMISSION REPORT

Mr. Keil stated that the Earth Fair for 2021 has been cancelled due to the continuing pandemic. They are working on some tree ordinances right now.

COUNCIL LIAISON REPORT

Councilman Boyce states that the Budget meetings are over and the it should be adopted at the next Mayor & Council meeting. They are still working on the Police contracts.

CONSTRUCTION OFFICIAL REPORT

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

BOROUGH ENGINEER REPORT

Borough Engineer was not present.

FINANCIAL SECRETARY REPORT

Mr. Alessi presents the financial report:

Budget is \$ 342.65 and Escrow \$ 5,906.50

Total: \$ 6,249.15

Motion to approve: Mr. Eller

Second: Ms. Haverilla

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

MINUTES

Approval of January 13, 2021 Regular Meeting

Motion to adopt - Ms. Haverilla

Second – Mr. Eller

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

NEW BUSINESS

Mr. Regan swears in the remaining Board Members:

Daniel Eller

Nicki Louloudis

Nick Mamary

COMMUNICATIONS

None

RESOLUTIONS AND ORDINANCES

Unanue/Cuomo Lot Line Adjustment
22 & 26 Sunden Court

Roll Call for Unanue/Cuomo Time Extension Resolution

Motion: Mr. Alessi

Second: Mr. Keil

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

APPLICATIONS

Lawrence Villani

103 Phyllis Drive

Fence Variance – Applying for variance relief for exceeding the allowable height of 4’

Lawrence and Menichella Villani are sworn in to give testimony with regards to the replacement of the current 6’ wooden fence. They would like to replace it with a white plastic – putting the new fence exactly where the fence is now. Chair Weidmann states that he “walked the property” and that the existing fence is 5’ high and that the Board will consent to the replacement of that height; not a 6’ fence.

Mr. Villani states that he is 5’11” and that he has to “look over” the fence and does not agree that it is a 5’ fence. But Chair Weidmann states the existing is 5’ and that is the only height that the Board will consider.

Mr. and Mrs. Villani agree to the Resolution stating they have the approval for a 5’ white, vinyl, slotted fence that will be an exact location replacement inside their property line.

Motion: Chair Weidmann

Second: Mr. Eller

ROLL CALL:	Yes	No	Abstain
Chair Weidmann	X		
Vice Chair, Mamary	X		
Mr. Maggio			X
Mr. Keil	X		
Mr. Alessi	X		
Ms. Haverilla	X		
Councilman Gallagher			X
Councilman Boyce	X		
Mr. Eller	X		
Alternate #1, Ms. Louloudis	X		
Alternate #2, Mr. Scozzafava	X		

George Chalunkal Application

2 Pine Grove Court

Variance relief to construct a residential building addition within the required rear yard setback as well as a use variance to exceed the maximum permitted Floor Area Ratio.

Nick Mamary recuses himself as he is included in the 200' search.

Mr. Joseph Bruno, architect and Mr. Andrew Bolson, Esquire of Meyerson, Fox, Mancinelli and Conte, PA are both present to give testimony and are sworn in.

Mr. Bolson introduces Mr. Bruno who explains the Chalunkal George, the owner of the existing home is seeking variance relief to construct an addition within the rear-yard setback (50 ft required, requesting 40.5 ft) as well as a use variance for exceeding the permitted FAR (Floor Area Ratio - 16% permitted – requesting 20.64%). The property is located in the RA-40, single family residence zone. They also intend on installing an in-ground pool which Mr. Bruno states will not affect any of the current landscaping.

Ms. George is widowed and her daughter and her daughter's family plan on moving in to help care for her as she ages. The changes are requested to give Ms. George and her daughter's family their own "spaces" but yet still co-habitat. Mr. Bruno states the criteria for the hardship is that the benefits will outweigh any detriments and that the addition will not change the character of the neighborhood. Per Mr. Szabo's letter of October 2, 2020 "It is also noted that there are pre-existing, non-conforming conditions related to lot area and depth that are not impacted by the proposed building."

The changes would occur only on the first floor in trying to create more garage space to accommodate all the vehicles and a one-story addition to include a bedroom, closet space and sitting area for Ms. George.

Several Board Members gave different solutions which would either reduce or remove the need for the variances and still have the same outcome. Mr. Bruno states that they are trying to use the space as "efficiently as possible."

Mr. Keil asks about any basement space . . . Mr. Bruno replies that it is strictly used for utilities, etc. Mr. Keil asks if there was any feedback from any of the neighbors to which Mr. Bruno replied, no, none that he has heard of.

Ms. Louloudis inquires about the pool, etc. . . . will the patio be at grade to which Mr. Bruno replies, yes.

Mr. Scozzafava inquires about perhaps adding a door to the outdoors which Mr. Bruno states is not part of the plan.

Ms. Haverilla asks if their intent is to add any other accessory structures once the pool is installed such as a cabana or do they intend on putting up a shed. Mr. Bruno states, they have no intention to do any of those things.

At the end of the day it is decided that Mr. Bruno will take all of the suggestions the Board has given, discuss with his client, make some revisions and return in May for more testimony.

PUBLIC OPPORTUNITY TO SPEAK ON THIS APPLICATION

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

Nick Mamary of 7 Greenway has some suggestions in order to remove the variance and would like it on the record that he does not object to the project.

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

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

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

No one wished to speak.

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

ADJOURNMENT

Motion to Close Regular Meeting: Mr. Alessi
Second: Mr. Eller
One voice vote, all in favor, none opposed, the motion carried.