

**BOROUGH OF OLD TAPPAN**  
**PLANNING BOARD REGULAR MEETING**  
**May 12, 2021**  
**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](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	Arrived late @ 7:38 pm
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. John Szabo, 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.

Motion to Close to the Public – Councilman Gallagher  
Second – Mr. Alessi  
One voice vote, all in favor, none opposed, the motion carried.

## **ENVIRONMENTAL COMMISSION REPORT**

There will be a “Hooked on Fishing” contest at Bonnabelle Park on June 5, 2021. Information will be posted on the Borough website. The next meeting is scheduled for May 18, 2021 and Dave will have more information for us at the June meeting. They are anticipating having a “live” meeting in June.

## **COUNCIL LIAISON REPORT**

Councilman Gallagher states that the Budget was passed at the past meeting including Capital items. At the May 17<sup>th</sup> meeting the Mayor & Council will be recognizing the outstanding efforts of the Fire and EMS volunteers.

## **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**

Mr. Alessi presents the financial report:  
Budget is \$ 300.00 and Escrow \$ 4,805.00  
Total: \$ 5,105.00

Motion to approve: Mr. Alessi  
Second: Councilman Gallagher  
One voice vote, all in favor, none opposed, approval.

## **MINUTES**

Approval of April 14, 2021 Regular Meeting  
Motion to adopt - Mr. Alessi  
Second – Mr. Scozzafava  
One voice vote all in favor, none opposed, the minutes are approved.

## **NEW BUSINESS**

None

## **COMMUNICATIONS**

None

## **RESOLUTIONS AND ORDINANCES**

Lawrence Villani

103 Phyllis Drive

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

Motion: Mr. Alessi

Second: Mr. Scozzafava

<b>ROLL CALL:</b>	Yes	No	Abstain
Chair Weidmann	X		
Vice Chair, Mamary			not present
Mr. Maggio			not present
Mr. Keil			X
Mr. Alessi	X		
Ms. Haverilla			not present
Councilman Gallagher			X
Councilman Boyce			not present
Mr. Eller			not present
Alternate #1, Ms. Louloudis	X		
Alternate #2, Mr. Scozzafava	X		

## **APPLICATIONS**

Ron and Anat Ofeck

85 Old Tappan Road

Proposed Garage

Proper Notice was not done. Applicant allowed to appear to be able to carry their matter to the June date without having the expense of having to re-notice. No testimony will be heard on the application.

Mr. Ofeck is present. The applicant did not notice properly so there will be no testimony at this evening’s meeting. Mr. Ofeck was present to verbally agree to the carry of his application to the June 9<sup>th</sup> meeting.

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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.

Mr. Bolson, Attorney from Meyerson, Fox and Mancinelli and Mr. Bruno, Architect are both present. Mr. Regan reminds them that they are still sworn in. Councilman Gallagher recuses himself.

The have produced revised plans (with a date of April 27, 2021) to the Board for review (marked as A4 – Site Plan). Mr. Bolson states that they still need variance relief for the FAR and the rear yard setback. They eliminated the need for the lot coverage.

The FAR was reduced from 6,202 sf to 6,016 sf which brings the percentage down from 21% to 20%. The rear-yard setback was initially 37.7 ft (where 50 ft is required) and that was increased to 45.2 ft. They reduced the westerly side of the pool deck, originally 11 ft – reduced to 8 ft.

Mr. Szabo is sworn in to provide testimony. He asks Mr. Bruno if he has done an analysis comparison with some of the other homes in the area and asks how this project will relate to the criteria for this Borough's Master Plan, especially when it comes to "McMansions."

Mr. Bruno replies, "the massing is quite small, diminimus . . . " He does not feel that neighbors will notice the size of the home if just passing by. He feels he is "keeping the addition as quiet as possible."

Councilman Gallagher asks if there has been any input from the neighbors to which Mr. Bruno replies, no. Councilman Gallagher asks if this application is Covid related at all. Mr. Bruno states, no, that this application originated prior to the virus hitting the United States.

Mr. Alessi inquires about the existing screening and Chair Weidmann agrees that it is a bit sparse since the home resides on a main street. The Chair states that the "new" trees should be equal or greater in height to the existing trees.

Mr. Regan asks Mr. Bruno if his client would be willing to thicken that screening as a condition of the Resolution and Mr. Bruno states, yes, he will coordinate with the Borough Engineer.

Mr. Scozzafava has some questions with regards to the garage. It is on the drawings to be a three-car garage but it doesn't look to him that three cars will fit and have enough room to maneuver around. It looks as though the existing depth is 17' which doesn't sound reasonable. Mr. Bruno states the proposed depths will be 22' for the first and second garage spots and the third will be 19' 4". The additional five feet was added to make the garage "legitimate" and agrees that they are on the smaller side. The original structure constructed the garage at 17' deep, Mr. Bruno has no idea why.

Ms. Louloudis asks if there is any way to remove an additional 400 sf from the FAR . . . Mr. Regan asks what changes were made to reduce the FAR number? Mr. Bruno states that they eliminated the downstairs sitting room.

Motion to Open to the Public for this application: Mr. Alessi  
Second: Councilman Gallagher

No one from the public was present.

Motion to Close to the Public for this application: Mr. Alessi  
Second: Councilman Gallagher

Mr. Bruno and Mr. Bolson are both hesitant about going for a vote this evening since some members are absent and the FAR variance needs a 5-vote approval. The Chairman asks how the Board is "leaning" towards this application. Mr. Scozzafava states that the changes the Board asked for were met. Ms. Louloudis states that she is "leaning towards" the application. Mr. Keil seconds Mr. Scozzafava remarks and states that he has no "major issues against the application."

Council gives his summation . . . They feel they have achieved the objective of the Homeowner without giving any negative feedback to the Borough and the neighborhood. He insures the Homeowner will abide by the conditions of the Resolution.

Council asks for a five-minute recess to discuss options with his client. The final decision was to ask the Board to carry the application to the June 9<sup>th</sup> meeting. It is understood that any absent Boardmember will have to listen to the CD from tonight's meeting and acknowledge doing so prior to being able to vote at the June meeting.

Although the Board cannot guarantee seven members at the next meeting the applicant feels they would like the opportunity.

### **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 wished to speak.

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