

BOROUGH OF OLD TAPPAN
PLANNING BOARD REGULAR MEETING
July 14, 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) 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 | |
| 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 – Mr. Mamary

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

Motion to Close to the Public – Mr. Eller
Second – Councilman Gallagher

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

ENVIRONMENTAL COMMISSION REPORT

Mr. Keil was not present.

COUNCIL LIAISON REPORT

Councilman Boyce stated the Council is involved in ongoing Police negotiations; hopeful that will wrap up shortly.

Three concerts will be held at Oakes Park in July.

A Veteran in town would like to be recognized with a Memorial at the local park. Anna has been doing some investigating (asking neighboring municipalities for their procedures). She has gotten a copy of the Veteran Recognition Form which outlines the parameters that need to be met. The Mayor & Council look forward to designing and getting that done in the near future.

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:

Budget is \$ 0.00 and Escrow \$ 2,090.05

Total: \$ 2,090.05

Motion to approve: Councilman Gallagher

Second: Mr. Eller

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

MINUTES

Approval of June 9, 2021 Regular Meeting

Motion to adopt - Councilman Gallagher

Second – Ms. Haverilla

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

NEW BUSINESS

None

COMMUNICATIONS

Artis Senior Living

Request for an extension of Approval

184 Central Avenue

Jennifer Berardo of Price, Meese, Shuman & D'Arminio was present to explain the need. The medical industry got hit hard by this pandemic and Artis' concerns during it were keeping their already established facilities safe; there simply was not enough time/manpower to start creating a new facility.

They are committed to the project and have received all of the Governmental approvals that they require.

They are requesting an extension of time to September 12, 2022 in order to start the construction.

Councilman Gallagher requests that the property be kept tidy.

Ms. Haverilla asked if Ms. Berardo if she could estimate any type of time frame. Ms. Berardo stated approximately Spring of 2022.

Motion: Mr. Maggio

Second: Mr. Alessi

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

RESOLUTIONS AND ORDINANCES

Unanue/Cuomo

Time extension of Subdivision (2nd time) to August 31, 2021

Motion: Chair Weidmann

Second: Mr. Alessi

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

Chalunkal George

2 Pine Grove Court

Motion: Ms. Haverilla

Second: Mr. Eller

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

APPLICATIONS

Heidi Issa
36 O'Connor's Lane
Block 502, Lot 11

Motion: Chair Weidmann
Second: Mr. Maggio

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

Present: Ms. Issa
Moe Issa
Mr. Bruno

Councilman Boyce recused himself from this application.

Ms. Issa has resided in that residence for over 58 years. At this point in time she would like to renovate it to "bring it to the 20th century." Mr. Regan first asks about the separate dwellings that exist on the property to which Ms. Issa states one was a barn and one was a pool cabana back in the day when there was an above ground pool on the property. It is not a second dwelling and will not be used as one going forward.

Mr. Szabo also questioned Ms. Issa with regards to her plans of renting it to which Ms. Issa stated that would not happen. Mr. Szabo suggests that that point be made a condition of the resolution and that it also be deed restricted as well to insure that it will not be used as a residence.

Mr. Szabo also inquired about the calculations – were all dwellings included in the final numbers to which Mr. Bruno states, yes they were. Mr. Bruno also states that the application will comply with the FAR.

Chair Weidmann asks about the oil tanks that are located on the property – will they be removed from the premises and converted to gas? Ms. Issa states, yes, that is the plan. Chair Weidmann asks that to also be a condition of the Resolution.

Ms. Issa has submitted an application requesting variance relief to construct a one story addition to the existing home. It is to be noted that there are existing, non-conforming conditions related to the rear and side yard setbacks. The only variance they are looking for is the encroachment of the proposed addition into the (existing, non-conforming) rear yard setback. The total square footage to be added would be 844 square feet. The proposed changes are within the maximum(s) permitted building coverage, impervious coverage and FAR.

Motion to open the meeting to the public, questions for this application: Mr. Alessi
Second: Mr. Eller

One resident from 1 Ampssler Way, Frank, had a question with regards to what a variance actually is. He was given an explanation, was grateful and was fine with the application.

Motion to close the meeting to the public for this application: Mr. Alessi
Second: Mr. Eller

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public: Mr. Alessi
Second: Mr. Mamary
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.