

**BOROUGH OF OLD TAPPAN**  
**PLANNING BOARD REGULAR MEETING**  
**November 10, 2021**  
**MINUTES**  
**Meeting commenced at 7:30 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	
Mr. Eller		X
Ms. Haverilla	X	
Councilman Gallagher	X	
Councilman Boyce		X
Alternate #1, Ms. Louloudis	X	
Alternate #2, Mr. Scozzafava	X	
Alternate #3, Mr. David Holloway	X	
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 – Mr. Alessi  
Second – Mr. Mamary  
One voice vote, all in favor, none opposed, the motion carried.

## **ENVIRONMENTAL COMMISSION REPORT**

Mr. Keil was not present at this meeting.

## **COUNCIL LIAISON REPORT**

Councilman Gallagher states that Councilmen Yhu and Carnazza both won reelection for another three-year stint. The Golf Management “conversation” is continuing and a decision should be made at the November 15<sup>th</sup> Mayor & Council meeting.

## **CONSTRUCTION OFFICIAL REPORT**

No reports were handed out but I should have from August through November for the December meeting and then continuing forward.

## **BOROUGH ENGINEER REPORT**

Mr. Skrable was not present.

## **FINANCIAL SECRETARY REPORT**

Mr. Alessi presents:  
Budget is \$ 500.00 and Escrow \$ 13,302.95  
Total: \$ 13,802.95

Motion to approve: Ms. Haverilla  
Second: Mr. Mamary  
One voice vote, all in favor, none opposed, approval.

## **MINUTES**

Approval of September 8, 2021 Regular Meeting  
Motion to adopt - Mr. Alessi  
Second – Ms. Haverilla  
One voice vote all in favor, none opposed, the minutes are approved.

## **NEW BUSINESS**

None

## **COMMUNICATIONS**

None

## **RESOLUTIONS AND ORDINANCES**

Bakker Trust

51 Charles Place

Motion: Ms. Haverilla

Second: Mr. Scozzofava

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

Balance of Board Members were not eligible to vote.

Central Square OT LLC

147 – 155 Central Avenue

Motion: Ms. Haverilla

Second: Councilman Gallagher

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

Balance of Board Members were not eligible to vote.

## **APPLICATIONS**

Christopher & Brynn Gallo  
5 Stokes Farm Road

Dean Stamos, Attorney is representing Mr. Gallo (present) for the addition of an accessory structure (poolhouse) which consists of 498 sf. The exiting FAR is 17%, asking for an increase to 18.4%.

Mr. Stamos introduces the Architect for the project, Frank Troia. He as well as Mr. Szabo are both sworn in by Mr. Regan. Plans and exhibits are marked into evidence: Plans, dated 05/20/2021 A1 and an aerial photo is marked in as A2.

Mr. Troia gives some background on the property . . . existing, single-family home with a rear terrace and pool; it is a deep lot. The pool house and equipment will be located at the rear of the lot. All setbacks are met, there is no obstruction to any of the neighbors' views, etc. Besides the pool house there is an open-air trellis to provide some shade. There is no detriment, it will not be visible from street view and it fits in with the neighborhood.

Questions for the Architect:

Mr. Szabo would like to know the height of the pool house and is the cupola included in the total number? The cupola is NOT included in the total height. He inquires about the structure becoming living space which the architect states, absolutely not. He states that there clearly is no physical hardship issue (C1) but states that the benefits outweigh the detriments (C2).

Ms. Haverilla states that the cupola is not necessary but other than that, she thinks the design is beautiful. The architect states it really can't be "shrunk down."

Mr. Mamary agrees with Ms. Haverilla that the design is beautiful. He gets his "feedback" from any notified neighbors in attendance that would be "against" the structure. Since there is no one in the audience to give any type of feedback he is confident that no neighbors have an issue.

Mr. Alessi inquires about the removal of some of the existing patio . . . why 3' on one side and 5' on the other? It isn't consistent. "Curiosity question . . . "Mr. Troia states that the existing pool patio is not 100% symmetrical and they are trying to avoid having an additional variance so what is being removed is the same square footage as to what is being proposed. The square footage cancels each other out.

Mr. Scozzofava asks for the height of the pergola (7') and would like to know the height of the interior walls (8'); creating a vaulted wall. This was chosen as it will be the most economical to produce with the studs coming in at 8'.

Mr. Holloway states he likes the design and will be waiting for an invitation to come swim.

Mr. Weidmann wants to know if there will be sewer and water attached to the dwelling – which, yes, there will be. The sewer will tie in to the existing line and there is an existing as line as the pool is heated. He would like there to be a condition of the Resolution that no gas line be drawn in. Mr. Troia requests electric for some heaters – Mr. Weidmann agrees with some electric heaters but no gas line.

Mr. Weidmann states that the pool equipment will be located behind the pool house – won't this create another accessory structure? The Architect states that the pool equipment is free-standing on the grass with some screening around it. It is not another structure.

Mr. Regan states having a deed restriction done to make sure the pool house does not become a residence. The applicant agrees to that. The applicant also states that there may be some a/c but not definite on that.

Motion to Open to the Public for Questions for the Architect: Mr. Alessi  
Second: Mr. Scozzofava

Motion to Close to the Public for Questions for the Architect: Mr. Alessi  
Scnd: Ms. Haverilla

Mr. Gallo is sworn in and states he has been in town for ten years now, he purchased this home approximately four years ago. Active and committed to the Community; raising his family here.

Motion to Open to the Public for Questions for the Mr. Gallo: Ms. Haverilla  
Second: Mr. Mr. Scozzofava

Motion to Close to the Public for Questions for the Mr. Gallo: Ms. Haverilla  
Scnd: Mr. Alessi

Christopher & Brynn Gallo  
5 Stokes Farm Road

Motion: Mr. Weidmann  
Second: Mr. Alessi

<b>ROLL CALL:</b>	Yes	No	Abstain
Chair Weidmann	X		
Vice Chair, Mamary	X		
Mr. Maggio			
Mr. Keil			
Mr. Alessi	X		
Ms. Haverilla	X		
Councilman Gallagher			recused
Councilman Boyce			
Mr. Eller			
Alternate #1, Ms. Louloudis	X		
Alternate #2, Mr. Scozzafava	X		
Alternate #3, Mr. Holloway	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 wished to speak.

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:

Ms. Haverilla

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