

BOROUGH OF OLD TAPPAN
PLANNING BOARD REGULAR MEETING
September 14, 2022
MINUTES
Meeting commenced at 7:01 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 - late | X | |
| | | |
| Alternate #1, Ms. Louloudis | X | |
| Alternate #2, Mr. Scozzafava | | X |
| Alternate #3, Mr. David Holloway | | X |
| Alternate #4, Mr. Bedian | | X |
| | | |
| Also Present: | | |
| Diane Frohlich, Board Secretary | X | |
| Mr. Regan, Esq. | X | |
| Mr. Skrable, Borough Engineer | X | |
| Mr. Ed Sieckins, Substitute 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 – Councilman Gallagher

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

ENVIRONMENTAL COMMISSION REPORT

Their last meeting was back in June. Meeting next on Tuesday, September 20, 2022. He will have a report for us at the October Meeting.

COUNCIL LIAISON REPORT

Councilman Boyce stated that Town Day was last Saturday (9/10) with a Movie night preceding it all at Stone Point Park. Both were a huge success!

A new Officer was hired (P.O. Ramos) and two Officers were promoted to Sergeant (Eugene Wilkins and Charles DiMaria.) Congratulations to all.

CONSTRUCTION OFFICIAL REPORT

No questions/comments

BOROUGH ENGINEER REPORT

Mr. Skrable stated that the milling/paving work will start on September 16th through the following week on the following streets:

Orchard Lane, Recktenwald Court, Klein Court, Spring Court, Merrywood Court, Wilbur Road, Nottingham Court, Newark Street, Ogle Road (from Greenwoods to the cul-de-sac only), Snowcrest Court, Fairway Lane, Churchill Road (300' at Pine Hill Road intersection only) and Green Way (cul-de-sac repair only).

FINANCIAL SECRETARY REPORT

Mr. Alessi presents:
Budget is \$ 200.00 and Escrow \$ 6,337.15
Total: \$ 6,537.15

Motion to approve: Mr. Maggio
Second: Mr. Keil
One voice vote, all in favor, none opposed, approval.

MINUTES

Approval of Regular Meeting – August 10, 2022

Motion to adopt - Mr. Alessi
Second – Ms. Haverilla
One voice vote all in favor, none opposed, the minutes are approved.

COMMUNICATIONS

None

APPLICATIONS

Nadpanathan & Kahanov Application
5 Arrowhead Road, Block 1802, Lot 2
1017 Washington Avenue, Block 1802, Lot 4
Lot Line Adjustment

Matt Capizzi, Esq. was in attendance to present the application. He stated that back in 2001 when the property was purchased there was an existing pool and patio. When new renovations were planned, a new survey was done and it showed that a portion of the pool/patio belonged to the Arrowhead property so the Homeowners discussed the options of moving 467 square feet from the Arrowhead property to the Washington Avenue property. No variances are required.

Mr. Capizzi introduces Mr. Jeffrey Egarian, Engineer to give further testimony. He is sworn in. His drawing is marked as A1 and he reiterates what Mr. Capizzi informed the Board.

Mr. Skrable states that the existing/proposed numbers do not match on the plans. Mr. Capizzi states that they will be revised and a new plan will be submitted which will be one of the conditions of Resolution.

Mr. Keil would like to confirm that both parties agree to this alteration and Mr. Capizzi states, yes they are. The Seller, Mr. Kahanov, is present to confirm that information.

Motion to Open to the Public: Mr. Alessi
Second: Mr. Keil

No one from the Public wished to speak.

Motion to Close to the Public: Mr. Alessi
Second: Mr. Maggio

Motion: Ms. Haverilla

Second: Mr. Maggio

| ROLL CALL: | Yes | No | Abstain |
|------------------------------|-----|----|---------|
| Chair Weidmann | X | | |
| Vice Chair, Mamary | | | absent |
| Mr. Maggio | X | | |
| Mr. Keil | X | | |
| Mr. Alessi | X | | |
| Ms. Haverilla | X | | |
| Councilman Gallagher | X | | |
| Councilman Boyce | X | | |
| Mr. Eller | | | absent |
| | | | |
| Alternate #1, Ms. Louloudis | X | | |
| Alternate #2, Mr. Scozzafava | | | absent |
| Alternate #3, Mr. Holloway | | | absent |
| Alternate #4, Mr. Bedian | | | absent |

Capitol Seniors Housing
244 Old Tappan Road
Block 1606, Lot 3

Councilman Boyce and Councilman Gallagher recuse themselves prior to testimony starting.

A Court Reporter was present. The transcript will be added to the minutes when complete.

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

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

Kurt Carpenter from 168 Central Avenue had a question about the status of 147 Central which was approved as a memory care facility, Artis. He questioned if someone else was interested in the property, would they have to come back before the Board and the answer was yes.

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

ADJOURNMENT

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