

BOROUGH OF OLD TAPPAN
PLANNING BOARD REGULAR MEETING
January 12, 2022
MINUTES
Meeting commenced at 7:00 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, 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
Mr. Steven M. Lydon (substitute)	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.

Ms. Cherie Fonorow was present and had some questions with regards to the 244 Old Tappan Road project. She wanted to know if the site was going to be “rezoned?” Ms. Haverilla asked if she meant was the property going to be changed to a different use? Mr. Regan adds some insight to her question . . . She also started to ask questions about 244 Old Tappan Road to which Mr. Regan states that the Board cannot discuss the application at this time as it is not on an agenda as of today’s date.

She wanted a list of all the parcels that have been rezoned in the past five years. Mr. Regan explained that she has to do her own research.

Motion to Close to the Public – Mr. Alessi

Second – Mr. Keil

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

ENVIRONMENTAL COMMISSION REPORT

There was no meeting in December 2021, they are meeting next Wednesday (January 19). They will discussing the Earth Fair, the Fishing competition, the Photo contest, the tree giveaway at the school - they will also be working to amend some old, outdated tree ordinances and will be working on a second Community Garden and connecting a walking path/trail that will connect Old Tappan with Harrington Park.

COUNCIL LIAISON REPORT

Councilman Boyce states that they are working on the 2022 budget – they will have five meetings coming up. First meeting will take place on January 27th. The Borough is entering into an agreement with Kemper Sports to manage the Golf Course . . . Doug is still present accepting memberships for 2022 (only to current members).

Councilman Boyce starts to discuss all the FaceBook posts with regards to the 244 Old Tappan Road application and states that the members of the Mayor & Council “are taking it all in.”

Mr. Regan states that these members should NOT be reading or entertaining any of the posts that are on social media. The only time that any discussion should take place of the upcoming application will be in this room when the Applicant will be giving testimony and handing in Exhibits.

Chair Weidmann states that the Affordable Housing decision(s) made should not have been a Mayor & Council decision but a Planning Board decision. Councilman Gallagher interjects, “with all due respect, that was part of the Supreme Court housing obligation and you can criticize the Mayor & Council but the deal that was settled was a good deal for Old Tappan.” Mr. Regan concurs with Councilman Gallagher completely. Chair Weidmann still feels it should not have been the Mayor & Council’s decision . . . Ms. Haverilla agrees that the M&C got the best deal they could.

CONSTRUCTION OFFICIAL REPORT

Report through December 31, 2021 was given to all Members.

BOROUGH ENGINEER REPORT

Mr. Skrable was not present.

FINANCIAL SECRETARY REPORT

Mr. Alessi presents:

December 15, 2021

Budget is \$ 507.65 and Escrow \$ 1,477.50

Total: \$ 1,985.15

January 12, 2022

Budget is \$ 200.00 and Escrow \$ 1,034.00

Total: \$ 1,234.00

Motion to approve: Councilman.Boyce

Second: Mr. Eller

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

MINUTES

Approval of November 10, 2021 Regular Meeting

Motion to adopt - Ms. Haverilla

Second – Mr. Alessi

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

NEW BUSINESS

None

COMMUNICATIONS

None

RESOLUTIONS AND ORDINANCES

Mr. Gallo

5 Stokes Farm Road

Pool House – FAR Variance

Motion: Mr. Alessi

Second: Ms. Haverilla

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

Balance of Board Members were not eligible to vote.

APPLICATIONS

Informal Hearing

Attorney: Mr. Abrahamsen

93 Old Tappan Road

Mr. Regan prefaces the informal hearing by stating that per MLUL, Planning Boards are required to hear these informal hearings and states that he informed Mr. Abrahamsen to keep it brief.

Chair Weidmann states he has been on the Board for a very long time and has never heard an informal hearing on a proposed application and wants to know why he asked for one. Mr. Abrahamsen states he requested this informal hearing to “get feedback from the Board.” He hands out plans to the Board for review. Chair Weidmann asks if they noticed to the neighbors and Mr. Abrahamsen states, no – there was no need to do so. Mr. Regan agrees. Chair Weidmann asks if he has spoken to the neighbors about what he is proposing and again, he states, no but uncertain if his client has at all. Mr. Hubschman is introduced as the Engineer. The lot is currently 150’ wide and 441’ deep and comprises two acres, R25 Zone. They are looking to subdivide the property into three lots and put single-family homes on all. They propose to put a private road in at 25’ in width which will include an emergency turn-around which is permitted per RSIS standards.

They are informed that they would also need to request a variance for the private road as the frontage would have to front on a street per MLUL; front yards would at 40’ off of the private road. All lots are in excess of 25,000 sf.

Chair Weidmann asks if they are familiar with “flag lots” and the fact that this municipality doesn’t have any. He also states that the private road would have to be 28’ with a proper turn-around for emergency vehicles. The 25’ will not suffice. As a Volunteer Firefighter, Mr. Alessi agrees with Chair Weidmann on the width of the private roadway as we just encountered this same thinking with the 200 OTR application.

Mr. Scozzafava asks why a private road? He states that the three proposed homes will not go along with the character of the neighborhood and thinks the request in “unreasonable.”

Ms. Haverilla asks why not just one, single-family home? At the end of the testimony, Mr. Abrahamsen agrees with Ms. Haverilla that three homes would not work and that they will concentrate on two, single family homes with a full street.

Mr. Eller asks if the private road along with the plowing that would go along with it as well as the maintenance of any/all fire hydrants would be the responsibility of a Homeowners Association? Which Mr. Abrahamsen says yes.

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

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

Second: Mr. Eller

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