

BOROUGH OF OLD TAPPAN
PLANNING BOARD REGULAR MEETING
May 11, 2022
MINUTES
Meeting commenced at 7:03 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 – late	X	
Mr. Maggio	X	
Mr. Keil – late	X	
Mr. Alessi	X	
Mr. Eller - late	X	
Ms. Haverilla		X
Councilman Gallagher	recused	
Councilman Boyce		recused
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. John Szabo, Planner	X	

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Mr. Maggio
Second – Councilman Gallagher
One voice vote, all in favor, none opposed, the motion carried.

No one wished to speak.

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

ENVIRONMENTAL COMMISSION REPORT

Mr. Keil ran late . . . No report this meeting.

COUNCIL LIAISON REPORT

Councilman Gallagher states that the budget has passed.
Rebecca Overgaard, current CFO, is done at the end of the month and Jessie Coward has started full time on May 2, 2022.

CONSTRUCTION OFFICIAL REPORT

No questions/concerns.

BOROUGH ENGINEER REPORT

Mr. Skrable had nothing to report.

FINANCIAL SECRETARY REPORT

Mr. Alessi presents:
Budget is \$ 200.00 and Escrow \$ 2,251.25
Total: \$ 2,451.25

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

MINUTES

Approval of Regular Meeting – February 9, 2022

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

COMMUNICATIONS

None

RESOLUTIONS AND ORDINANCES

None

APPLICATIONS

Mr. Carl Calise
132 Pearl Court
Block 1405, Lot 7

Mr. Carl Calise, Homeowner and Ms. Stephanie Pantale, Architect are present to give testimony and are both sworn in as well as Mr. Szabo and Mr. Skrable.

There are no checklist waivers.

Exhibits are marked in:

Architect's Plan, dated 09/20/2021 as A1
Site Plan, dated 03/28/2022 as A2

The architect starts by giving some background to the property . . . It is located in the RA-15 Single Family residential district and is irregularly shaped. The application proposes an addition to the rear and side of the existing home for a kitchen/garage area. The property does have an existing nonconformity in the rear yard setback at 17.4 feet. With the proposed revisions, the rear yard setback would be 22.2 which is still not in compliance with the 35 foot requirement. The work proposed for the side of the home would decrease the existing nonconformance from 58.3 feet to 53.9 which is considered an improvement as the requirement is 10 feet.

Ms. Pantale continues that the total square footage increase will be 302 square feet – with 108 sf being for the garage and 194 sf being for the kitchen renovation. The FAR will increase from .0957 to .1097 and is caused by the unique shape of the property.

Neither Mr. Skrable, Borough Engineer, nor Mr. Szabo, Planner, have any concerns with the application as it is presented to the Board and feel that it would be an improvement to the existing dwelling as well as bringing it “up to date.”

Motion: Mr. Alessi
Second: Mr. Maggio

ROLL CALL:	Yes	No	Abstain
Chair Weidmann	X		
Vice Chair, Mamary	X		
Mr. Maggio	X		
Mr. Keil			X
Mr. Alessi	X		
Ms. Haverilla			absent
Councilman Gallagher	X		
Councilman Boyce			X
Mr. Eller			not present yet
Alternate #1, Ms. Louloudis	X		
Alternate #2, Mr. Scozzafava	X		
Alternate #3, Mr. Holloway	X		
Alternate #4, Mr. Bedian	X		

Coral/Capital Senior Housing
244 Old Tappan Road
Block 1606, Lot 3

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