

**BOROUGH OF OLD TAPPAN
PLANNING BOARD REGULAR MEETING**

August 10, 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 - late	X	
Mr. Maggio	X	
Mr. Keil		X
Mr. Alessi	X	
Mr. Eller - late	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. John Szabo, Planner	X	

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public - Mr. Maggio

Second – Mr. Alessi

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

Motion to Close to the Public – Mr. Alessi

Second – Mr. Maggio

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

ENVIRONMENTAL COMMISSION REPORT

Mr. Keil was absent . . . No report this meeting.

COUNCIL LIAISON REPORT

Councilman Boyce stated that a Representative from Scott Alan Design met with the Applicant's professionals on August 4th and a "private" tree audit will be done to compare with Mr. James Langestein's, LA. A report will be generated for the Environmental Committee as well as the Planning Board.

He also stated that the Mayor & Council have awarded the profession of Grants Writer to Bruno Associates. A meeting was held with Council, Borough employees and Borough Department Heads to get a feel for what items are needed and how the Grants people can assist.

The annual Old Tappan Town Day will take place on Saturday, September 10th at Stone Point Park; one change this year will be the elimination of Fire Works and the addition of a Movie Night on Friday, September 9th to kick off the weekend festivities.

CONSTRUCTION OFFICIAL REPORT

No questions/concerns.

BOROUGH ENGINEER REPORT

Mr. Skrable stated that there was a Pre-Construction meeting with regards to paving in the Borough; smaller streets will be done in September.

FINANCIAL SECRETARY REPORT

Mr. Alessi presents:

Budget is \$ 800.00 and Escrow \$ 16,093.91

Total: \$ 16,893,91

Motion to approve: Mr. Maggio

Second: Ms. Haverilla

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

MINUTES

Approval of Regular Meeting – July 13, 2022

Motion to adopt - Ms. Haverilla

Second – Mr. Alessi

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

COMMUNICATIONS

None

RESOLUTIONS AND ORDINANCES

First Amendment to the 200 OTR Developer's Agreement

Motion: Mr. Maggio

Second: Ms. Haverilla

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

APPLICATIONS

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

Councilman Boyce recuses himself prior to testimony starting.

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

Colonial Manor
137 Orangeburg Road
Block 803, Lot 8
Terrace, covered entry & fountain and circular paver drop-off area

Mr. Maggio needs to recuse himself as he is included in the 200' search.

Mr. Regan confirms that the 200' search is in order.

Mr. Matthew Ross of Mueller Law Group is present along with his client and Corporate Representative, Mr. Joseph Emrani.

Mr. Levi Kool, Attorney for the Objectors, Kristen Glaubach and her husband of 6 Karen Court immediately objects to the proceedings based on jurisdictional issues and he questions the approval of the newly constructed 6,700 sf patio.

Mr. Regan suggests that Mr. Kool contact the Zoning Officer with his concerns with a copy to the Board.

Mr. Ross proceeds with the basic changes they plan on making to this event facility. Their intent is to amend their site plan to include a terrace with a ramp on the Southeast corner and a circular driveway with a covered portico including a fountain. The establishment will not allow live music or smoking on the terrace in order to not inconvenience the neighbors. The terrace will only be used for the cocktail hour and guests will be ushered in to the formal dining area and the terrace will be cleaned immediately

after. He introduces his client, Mr. Joseph Emrani and Mr. Regan swears him in as well as Mr. Szabo and Mr. Skrable.

The changes include a D2 and an impervious coverage increase which is an esthetic change as well as becoming ADA (American Disabilities Act) compliant. The outdoor venue is also to keep events outside and to continue encouraging social distancing.

The valet stand will have to be relocated and the terrace will be screened with landscaping.

The applicant is also seeking any waivers that may be needed.

Mr. Ross states that the facility will be losing some parking spots in the front but there will be plenty per RSIS standards in the back of the building and with the creation of Uber, Lyft, etc. there are less cars coming in that would need to park at the many events.

Chair Weidmann opens up questioning to the Board members. Mr. Skrable asks if the new constructed patio (probably built in 2020 or 2021) was approved by the Building Department. Mr. Emrani hesitated for a moment and then informed Mr. Skrable and the Board that there were no permits taken out for the patio. The last approval was for the gravel parking lot per Mr. Skrable.

At that time, Mr. Regan states that the testimony cannot go any further as the applicant will have to revise their application to include the addition of the approximate 6,700 sf patio in the back of the facility.

Mr. Ross does confirm with the Board that the numbers used for the impervious coverage include the newly constructed patio.

The matter needs to be re-noticed and the application revised prior to the next meeting.

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.

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.