

BOROUGH OF OLD TAPPAN
PLANNING BOARD REGULAR MEETING
May 10, 2023
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.

Roll Call for Regular Meeting:

	Present	Absent
Chair, Weidmann	X	
Vice Chair, Mamary		X
Mr. Maggio	X	
Mr. Keil – arrived at 7:46 p.m.	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. Bedian	X	
Alternate #4, Azarian	X	
Also Present:		
Diane Frohlich, Board Secretary	X	
Mr. Regan, Esq.	X	
Mr. Skrable, Borough Engineer	X	
Mr. Szabo, Borough Planner	X	

Motion to Open for Public to Speak on Non – Agenda Items: Mr. Alessi
Second: Mr. Maggio

Daniella and Jason Hull from 176 Central were present requesting an update on the property located next door to them (previously Artis). Ms. Haverilla informed them that there is a contract with PSE&G. They plan to demolish the existing building and rebuild offices for their Corporate Headquarters. She further informed them that PSE&G plan on moving the driveway over to the “corporate” side of the building so all residents who border the site would be buffered from the noise/traffic. She confirmed that the Resolution is in place and any deviations from what was originally agreed to with Artis, PSE&G would have to come back before the Board as far as screening, etc. is concerned.

Motion to Close for Public to Speak on Non – Agenda Items: Mr. Alessi
Second: Councilman Gallagher

Environmental Commission Report:

Mr. Keil arrived late but still rendered an update on the Environmental Commission’s plans for the year. The tree sapling adoption was a big success on April 28th.

The fishing contest at Bonnebell Park is coming up in June.

Still revising the Tree Ordinance and will have another meeting to discuss “next Tuesday” which will be May 16th.

Council Liaison Report:

Councilman Gallagher stated that the Council just passed a Resolution on May 1st to postpone Bill S37-39 which requests a delay on the fourth round of COAH obligation. Some municipalities are still trying to complete the third round . . . The request keeps the Borough safe until 2028.

Construction Official Report:

No Questions

Borough Engineer Report:

No report was given.

Financial Secretary Report:

Escrow \$ 1,554.50

Budget \$ 700.00

Total \$ 2,554.50

Motion to Approve: Ms. Haverilla

Second: Mr. Maggio

Adoption of April 12, 2023 Regular Minutes:

Motion to Approve: Ms. Haverilla

Second: Mr. Maggio

New Business:

None

Communications:

None

A brief discussion ensued with regards to the approval of the Mayor & Council to overturn the Planning Board's decision on the 244OTR application.

APPLICATIONS

356 Old Tappan Road
Shafiq Khan
Subdivision Request

Testimony started at 7:19 p.m. with Mr. Capizzi giving a recap of the property. He states the revised plans show that the subdivision will create two, equal lots. The proposed home sizes will be reduced and he wants to reveal the new landscaping plan.

Mr. Hubschman addresses the Board with the revised plan (dated March 28, 2023) and it is marked into Evidence as Exhibit A5.

The following are the new numbers:

Requirements	RA-40	Proposed Lot 4.01	Proposed Lot 4.02
Min Lot Area (sf)	40,000	23,422.33 sf *	23,470.31 sf *
Min Lot Width (ft)	150	117.32 ft *	117.45 ft *
Min Lot Depth (ft)	200	199.95 ft *	200.00 ft
Min Front Yd (ft)	50	(1)	(1)
Min Side Yd	20	(1)	(1)
Min Side Yd – (Lot 4.02)	50	N/A	(1)
Min Side Yd – (Lot 4.01) Street	50	(1)	N/A
Min Side Yd – (Lot 4.01) Interior	20	(1)	N/A
Min Rear Yd (ft)	50	(1)	(1)
Max Bldg Cvg (%)	15	(1)	(1)
Max Imprv Lot Cvg (%)	30	(1)	(1)
Max FAR (%)	16	(1)	(1)
Max Building Hgt (St/Hgt)	2.5/35	(1)	(1)

Will Comply With Ordinance (1)

Variance Required (*)

Mr. Capizzi agrees to the adherence of this Bulk Table as a Condition for Resolution should the application gain approval as is.

Several Boardmembers had questions, suggestions for Mr. Hubschmann:

Mr. Skrable states that with regards to Lot 4.01 and the addition of a pool or patio in the future, the applicant would have to return to the Planning Board for approval. Mr. Regan states that it would be a condition of the Resolution and Mr. Capizzi agreed.

Councilman Gallagher states that it is a “tight back yard.”

Mr. Maggio states the house that is proposed to face Herbst will have no rear yard.

Mr. Alessi suggests turning the house “90 degrees” but Mr. Skrable states that would make for a much narrower dwelling.

Mr. Scozzafava does not like the plan; he is concerned if it would sell and is worried about the way it would “change the neighborhood.”

Motion to Open to the Public to Speak on this Application:	Mr. Alessi
Second:	Mr. Eller

No one wished to speak

Motion to Close to the Public to Speak on this Application:	Mr. Alessi
Second:	Mr. Eller

Mr. Capizzi asks for a brief recess to talk to his Professionals.

After the brief recess, Mr. Capizzi came back to the Board with a request for an adjournment for two months to revise the plans once again. His request was approved with no need to re-notice for the July 12th meeting.

Motion to Open for Public to Speak on Non – Agenda Items:	Mr. Alessi
Second:	Mr. Maggio

No one wished to speak.

Motion to close for Public to Speak on Non – Agenda Items:	Mr. Alessi
Second:	Mr. Maggio

ADJOURNMENT OF REGULAR MEETING

Motion to Close Regular Meeting:	Mr. Alessi
Second:	Mr. Eller

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