

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, JANUARY 20, 2010- 7:30 p.m.
MINUTES**

In compliance with the Open Public Meetings 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. Please note the fire exits at the entrance to the Council Chambers and at the rear of the Council Chambers.

MEETING CALLED TO ORDER: 7:30pm

ROLL CALL:

Present:	Rea Epstein	Chairperson
	William Weidmann	Vice-Chairperson
	Anna Haverilla	Mayor Rep.
	Matthew Nalbandian	Council Liaison
	Peter Abballe	
	Nick Mamary	
	Charles Maggio	
	Gary Mascolo	
	Richard Sunden	
	John Rinaldi	Alt. #1 (8:33)
	Karen Nilsson	Alt. #2
	Julie Katz	Alt. #3
	Michael Alessi	Alt. #4
Also Present:	Sean Moronski	Board Planner
Absent:	Robert Regan, Esq.	Board Attorney
	Thomas Skrable	Board Engineer

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: None

COMMUNICATIONS: There is difficulty in tracking the remaining escrows on certain applications. Ms. Haverilla states that the borough shouldn't give the CO without the bills being paid. They are trying to figure it out.

CONSTRUCTION OFFICIAL'S REPORT: No report. Mr. Abballe states that everything on Colonial Manor is being built according to the plans. The architect signed an affidavit that the plans submitted to the building department are the same that were approved by the Planning Board. Mr. Abballe and Mr. Pappas have checked the plans.

(Old Tappan Planning Board – 1/20/10)

BOARD ENGINEER REPORT: None

COUNCIL LIAISON'S REPORT: None

ENVIRONMENTAL COMMISSION REPORT: Mr. Mascolo stated that the Environmental Commission has a meeting last night. The commission had concerns about minor subdivisions that have recently been approved as well as concerns about signs in town. Mr. Mascolo advised the commission that each application stands on its own merit and that if a sign is not in keeping with the ordinance then it will need to be addressed with the building and/or zoning officials. The Environmental Commission has new members. Mr. Mascolo states that there is grant money from Assoc. of New Jersey Environmental Commission. It is something that they are looking into. Dave Keil has done grants before and is now on the Environmental Commission. Mr. Mascolo states that the website is outdated. Mayor Polce suggested forming a green committee.

FINANCIAL SECRETARY'S REPORT: Mr. Mamary stated that the bills are as follows: \$26.36 from the budget and \$291.25 from escrow for a total of \$317.51. A motion was made by Ms. Haverilla and seconded by Ms. Nilsson, to approve the bills as stated. On roll call vote, all in favor, none opposed. Motion carried.

MINUTES TO BE APPROVED: A motion to approve the minutes of December 2, 2009, was made by Mr. Weidmann, seconded by Mr. Maggio. On roll call vote, all in favor, none opposed. Motion carried.

RESOLUTIONS: None

OLD BUSINESS: FAR - Mr. Maggio reviewed the timeline of the changes to the definitions and the intent to change from FAR to volume instead of square footage. Mr. Abballe states that the architect must certify the cubic volume when the plans are submitted and he checks them before a CO is issued. In the new definitions: Garages do not count in any zone up to 400 sq. ft. anything over would count. Mr. Maggio suggests that the board only approve the definitions tonight. Ms. Haverilla, seconded by Mr. Mamary, makes a motion to approve the revisions to the definitions. On roll call vote, all in favor, none opposed. Motion carried. Sean will get a proposal together to the Mayor & Council and the Planning Board will recommend that sections 1 and 4 be revised.

MASTER PLAN – Mr. Rinaldi states that there are no lots that are more than 5 acres. There are a few 3, 4, and 5 acre lots. Mr. Rinaldi discusses 184 Central Avenue in the business district for large commercial development as well as vacant land and merging lots to make lots larger. The board expresses concern for the merging of lots as well as a concern for spot zoning. This will be discussed with the board attorney regarding the legality of spot zoning. Mr. Moronski states that the Master Plan is a guiding policy document not an ordinance. This will be discussed further at the next meeting.

OPEN TO PUBLIC: None.

(Old Tappan Planning Board – 1/20/10)

NEW BUSINESS: The next meeting is scheduled for February 3, 2010.

ADJOURNMENT:

Upon motion of Mr. Weidmann, seconded by Mr. Mamary, all in favor, the meeting was adjourned at 9:37 pm.

Respectfully submitted,

By: _____

Siobhain Auer
Recording Secretary

/sa

Date Approved _____

cc: Mayor and Council
Robert Regan, Esq.
Thomas W. Skrable, P.E.
Construction Official
Fire Official
Board of Health
Burgis Associates