

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, FEBRUARY 3, 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
	Charles Maggio	
	Gary Mascolo	
	John Rinaldi	Alt. #1
	Karen Nilsson	Alt. #2
	Julie Katz	Alt. #3 (7:43)
	Michael Alessi	Alt. #4
Also Present:	Robert Regan, Esq.	Board Attorney
Absent:	Peter Abballe	
	Nick Mamary	
	Richard Sunden	
	Thomas Skrable	Board Engineer
	Sean Moronski	Board Planner

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: None

COMMUNICATIONS: The board discussed the escrow funds. Mr. Weidmann suggests that the finance office prepare a spreadsheet. Ms. Haverilla explains that the finance office is not going to know if a professional is still owed money. This needs to be reviewed and told to them. Ms. Haverilla states that the finance office will print a monthly report for the professionals to review and advised if additional funds will be needed. Mr. Regan states that the board can't act until the escrow is replenished. Mr. Nalbandian mentions raising some of the escrow fees. Mr. Regan suggests that the building department be involved as well. Ms. Noll discussed having a letter in the application stating that 90 days after your resolution has been signed you can send a written request to the borough administrator and the finance department to have your remaining (Old Tappan Planning Board – 2/3/10)

escrow funds returned. Ms. Noll suggests that a resolution not be signed until all the bills are paid. Mrs. Epstein suggests that the financial secretary ask before the resolution is signed if all the bills have been paid. Prior to the final signature of the resolution all bills need to be submitted and confirmation that this is enough escrow to pay their bills. The finance office will also prepare a report each month.

CONSTRUCTION OFFICIAL'S REPORT:

BOARD ENGINEER REPORT: None

COUNCIL LIAISON'S REPORT: Mr. Nalbandian stated that Mrs. Epstein and Mr. Moronski came before the Mayor & Council and discussed the FAR definition changes. The Mayor & Council were favorable. Mr. Moronski will prepare a draft ordinance and send it to the Borough Attorney, Allen Bell.

ENVIRONMENTAL COMMISSION REPORT: Mr. Mascolo discussed the Environmental Commissions concerns regarding signs and the need to discuss this with the building and zoning offices.

FINANCIAL SECRETARY'S REPORT: Mr. Mamary stated that the bills are as follows: \$1,700.00 from the budget and \$3,181.50 from escrow for a total of \$4,881.50. A motion was made by Mr. Maggio and seconded by Mr. Weidmann, 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 16, 2009, was made by Mr. Weidmann, seconded by Ms. Nilsson. On roll call vote, all in favor, none opposed, Ms. Haverilla abstained. Motion carried.

A motion to approve the minutes of January 6, 2010, was made by Ms. Haverilla, seconded by Mr. Mascolo. On roll call vote, all in favor, none opposed, Ms. Nilsson abstained. Motion carried.

RESOLUTIONS: None

OLD BUSINESS: Ms. Katz is sworn in by Mr. Regan as an Alternate to the Planning Board.
MASTER PLAN –

Mr. Weidmann will give a copy of the Age Restricted Housing to Ms. Katz and Mr. Mascolo and then will meet with them to discuss before the next meeting.

Mrs. Epstein discusses property maintenance and snow removal. Mrs. Epstein believes that each resident should be responsible for snow removal on the sidewalks in front of their homes. Mrs. Epstein references 190-3 - Maintenance of Properties. Mrs. Epstein is going to put something together and email it to the members and then forward to the Mayor & Council.

The Planning Board also discussed the following numbers of the Master Plan:

10. Limit the number of commercial vehicles in residential districts. Mr. Regan reads the ordinance 255-50.

(Old Tappan Planning Board – 2/3/10)

Old Police Station – The board discussed possibilities for this property including a senior/teen center.

19. Combine leaf dump and wood chip to one site so the other could be put to recreation use. Mr. Weidmann will talk to John Kramer about this and get back to the board at the next meeting. 23-30 will be discussed at the next meeting

OPEN TO PUBLIC: None.

NEW BUSINESS: Inglese - The Developer's Agreement as been prepared and been sent to Mr. Urdang. Mr. Regan suggests that the subdivision deed and developer's agreement be signed simultaneously and therefore the Planning Board states it will be held until Mr. Urdang approves the developer's agreement.

Koch/Carriage Estates - The attorney needs to send Mr. Regan an acknowledgement for him to sign because this document needs to be recorded.

ADJOURNMENT:

Upon motion of Mr. Weidmann, seconded by Mr. Nalbandian, all in favor, the meeting was adjourned at 8:48 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