

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, January 11, 2017
MINUTES**

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.

Please note fire exits located at the main entrance to the Council Chambers and in the rear of the Council Chambers.

REORG MEETING MOTION TO CLOSE: by Mr. Keil, Second by Chief Shine/all in favor
REGULAR MEETING MOTION TO OPEN: by Chief Shine, Second by Mr. Keil/all in favor

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Police Chief Shine

Second – Mr. Keil

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

No Public Comment

Motion to close the meeting to the public – Mr Keil

Second – Ms. Louloudis

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

ENVIRONMENTAL COMMISSION REPORT

Mr. Keil reports Earth Fair will be held in Closter on April 22, 2017 and discussion continues on Community Garden/ Grants

COUNCIL LIAISON REPORT

None

CONSTRUCTION OFFICIAL REPORT – None Received

BOROUGH ENGINEER REPORT None

FINANCIAL SECRETARY REPORT

Ms. Nilsson presents \$2852.50 escrow and \$ 1218.75 for Budget, for a total of \$4,071.25

Motion to accept – Police Chief Shine

Second – Ms. Louloudis

On voice vote all in favor, none opposed.

NEW BUSINESS - None

OLD BUSINESS –Correspondence from Orangetown, NY Planning Board to be given to Mr. Skrable

COMMUNICATIONS – none

RESOLUTIONS- None

APPLICATIONS –

1) **OBRIEN, carried to February 8th, 2017**

2) **A & R/ BiState Plaza Sign Variance**

Attorney Morton Covitz presents application with an overview of the application. Mr. Szabo, of Burgis Associates mentions checklist on application is insufficient and waivers were requested. Sworn in are Mr. Szabo, Mr. Skrable, as well as Mr. Martin Nalbandian, a managing partner of the property in question.

Mr. Nalbandian explains the original structure was built in 1954 in two sections, comprising of appx 90,000 square feet and approximately 30 businesses. Mr. Nalbandian feels that the current sign identifies BiState Plaza but is insufficient to identify the individual businesses. Furthermore, he indicates the tenants are unhappy with their businesses not being identified as part of the plaza on the signage, and he feels a new larger sign will give more exposure to the existing individual tenants. A1 property survey is admitted as a map, current sign (from 1954) is 14 ft wide and 24 feet high, proposed will be 24 feet high and a length of 27 feet/2 inches. Each individual tenant would be visible in black and white, two sided and illuminated- one foot in height and 3 feet in width.

Board questions Mr. Nalbandian include confirmation of lighting, as well as landscaping to be retained as is. Chair Weidmann has concerns regarding site lines for traffic approaching or entering the plaza, discussion about height from the ground to ensure safety in the intersection. Mr. Szabo questions turnover of tenants, and is told tenant signs will be updated as stores vacate or move in. Ms. Louloudis questions the lighting, currently flood lights, this new sign will be internally illuminated, but applicant may opt to keep some flood lighting as well. Chair Weidmann again reiterates site lines, current landscaping is sometimes difficult to “peek around” on the internal island, causing some site issues. Mr. Boyce initiates discussion of height of sign to grade, again, concerning site line issues.

Motion to Open to Public by Chief Shine, Second by Mr Keil , all in favor

No public

Motion to Close by Mr. Keil, Second by Chief Shine, all in favor

Mr, Sean Moronski , certified planner for the applicant, testifies that he has reviewed the survey and sign plans and visited the site.

The five buildings are not of a conventional layout and he perceives no issue with the new sign. Due to the store fronts facing in different directions, a general single location sign is indicated, as many stores located in the back areas or facing away from Old Tappan road are not readily visible. Variance relief being requested is the signage area and height as both exceed current ordinance, and in his opinion, variance relief is warranted. Mr. Moronski testifies listing tenants at the front will allow for more business exposure from the main road for traffic passing. He also feels it would permit safer access to the site (from all three entrances), assures it will be attractive in appearance and with nicer landscaping will be a positive visual impact.

Board Questions of Mr. Moronski include confirmation of occupancy, etc. and Vice Chair Mamary questions the survey provided is dated 4/26/06 revised 10/26/16 but does not include the newly added Chase and ATM island since built. Mr. Boyce also asks for confirmation that the columns on the sign will be 3 feet?

Open to the Public motion by Chief Shine, second Mr. Keil

Seeing none

Motion to close to Public motion by Chief Shine, Second Ms. Nilsson

Mr. Regan reviews the application and were it to be approved, conditions thereof to include
Removal of Tenants as they vacate
Landscaping to be considerate of site line as per borough engineer Mr. Skrable approval.

Motion to Approve amended site plan and Variances by Mr. Keil, Second Ms. Nilsson
8 Affirmative votes by Chair Weidmann, Vice Chair Mamary, Ms Nilsson, Mr. Keil, Police Chief Shine, Ms
Louloudis, Mr. Boyce and Mr. Rusch.
No negative votes, motion passed.

Motion to open meeting to the Public by Chief Shine, Second Mr. Keil
All in favor
Seeing none,
Motion to Close by Chief Shine, Second Ms. Nilsson

Motion to Adjourn, Vice Chair Mamary, Second by Ms. Louloudis.
All in Favor, Meeting adjourned

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Police Chief Shine

Second – Ms. Nilsson

No Public Comment

Motion to close the meeting to the public – Mr. Alessi

Second – Chief Shine

On voice vote all in favor, the motion carried.

ADJOURNMENT

Upon motion, seconded, all in favor, the meeting was adjourned.

Respectfully submitted,
Robike Noll

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Date Approved:

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