

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
June 14, 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](http://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.

**MEETING CALLED TO ORDER: 7:41p.m.**

**Chair Weidmann reads open public meeting comments**

**Salute Flag / PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Present:**

William Weidmann Chairperson  
Councilwoman Haverilla  
David Keil (7:44pm)  
Daniel Eller  
Mike Alessi  
Police Chief Shine  
Charles Maggio

**Also Present:**

Mr Regan, Esq.	Board Attorney
Robike Noll	Land Use Administrator / Recording Secy
Mr Szabo	Board Planner

**Absent**

Nick Mamary	Vice Chairperson
Councilman Gallagher	
Karen Nilsson	
Robert Rusch	
Nicki Louloudis	
William Boyce	
Mr Skrable	Board Engineer

## **PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS**

Motion to open the meeting to the public – Maggio

Second – Haverilla

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

No Public Comment

Motion to close the meeting to the public – Weidmann

Second – Haverilla

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

**ENVIRONMENTAL COMMISSION REPORT** – Mr. Keil reports that the EC met on Tuesday, discussed recommendation sent to Mayor and Council regarding both leaf blowers and bamboo ordinance. Still to be discussed is the issue of trees being taken down. Application for Sustainable NJ is due by Dec 31, 2018. Lastly, Family camp out night is planned for September 23.

### **Council Liaison REPORT**

Councilwoman Haverilla reports the Fishing Tournament at Lake Tappan was held, they are hoping for better attendance in 2018. Possibly relocating to the brook at Bonabel. Police bicycle rodeo was well attended, with 65 to 70 kids.

**Construction Official REPORT** – None

**Engineer REPORT** – None

### **FINANCIAL SECRETARY REPORT**

Ms Nilsson not present and Robike will prepare before end of meeting.

## **MINUTES**

### **Adopted:**

May 10, 2017 Regular minutes

Motion to Adopt by Alessi / Second Eller~~ All in favor/ minutes adopted

**COMMUNICATIONS** – none

**NEW BUSINESS** – none

**OLD BUSINESS** –none

### **RESOLUTIONS:**

none

## **FINANCIAL SECRETARY REPORT**

Robike reports \$ 800 from Budget and \$ 4716 from escrow for a total of \$ 5516

Motion to approve by Maggio

Second by Eller

On voice vote all in favor, the motion carried

## **APPLICATION:**

First Appearance MG Fuel 3 Orangeburg Rd/Appeal to Zoning Officer Decision

Attorney Mr. Gary Giannantonio of Hackensack introduces himself and is representing MG Fuel, owner of the gas station at 3 Orangeburg Road. He begins to explain the application he is making for opening a convenience store in the waiting area of the gas station. Mr. Giannantonio is representing that it is proposed to be a low intensity/small retail use in a currently approved non-conforming.

Mr. Regan interrupts Mr. Giannantonios' presentation to clarify that this hearing is for the application submitted, which is for the appeal, in either reversal or upholding, of the zoning officer decision. Mr. Giannantonio presents that he plans to get approval for non conforming use, and he has brought a planner (he would like to have her explain the use intended, etc). Mr Regan explains that the testimony cannot be heard due to the fact that a variance application or site plan review application has not been filed, merely an appeal to a decision made by the zoning officer.

Board Planner Mr. Szabo is sworn in and confirms either a D1 or a D2 application should have been filed, and all that is before the board currently, is the appeal of the zoning officer's denial.

Additionally, Mr. Skrable, borough engineer's email is read by Mr Regan stating the need for a full site plan, landscaping, parking and environmental cleanup info to proceed.

Mr Giannantonio consults with his planner and client and have decided to do submit another application for the D variance and site plan review. Mr. Regan confirms that new notices/publication etc must be done as well and the entire application process must start over from the beginning.

## **PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS**

Motion to open the meeting to the public – Keil

Second – Eller

Mr. Paul Zeller, 28 Central Avenue steps forward and begins to ask about the application. Board Chair explains that we cannot discuss as the applicants have no actual active application before the board and have left the meeting. Mr. Zeller understands and asks the board to clarify the distinction between D1 and D2, which Mr. Regan does.

Motion to close the meeting to the public – Alessi

Second – Eller

On voice vote all in favor, the motion carried.

## **ADJOURNMENT**

Motion to Adjourn – Eller Second – Shine, One Voice all in favor, meeting adjourned

Respectfully submitted,  
Robike W. Noll  
Land Use Administrator  
Planning Board Recording Secretary

Date Approved: \_\_\_\_\_

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