

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, October 10, 2018
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.

MEETING CALLED TO ORDER: 7:35p.m.

Salute Flag / PLEDGE OF ALLEGIANCE

Chair requests ROLL Call

Present:

Mr Weidmann Chairperson
Police Chief Shine
Councilman Gallagher
Councilwoman Haverilla
Ms Nilsson
Mr.Keil
Mr Alessi
Mr. Maggio
Mr Eller
Ms Louloudis
Mr Boyce

Also Present:

Mr. Regan, Esq. Board Attorney
Mr. Szabo Board Planner
Mr. Skrable Board Engineer
Ms. Kokowski, Interim Recording Secy

Absent

Mr. Murphy
Vice Chair Mamary
Ms Noll, Land Use Admin

Open to Public for Non Agenda Items

Motion Alessi/ Second Keil all in favor
No Public Comment
Close to Public
Motion Ms. Nilsson, Second Mr. Alessi
Meeting closed to the Public Comment

Environmental Committee Report:

Mr. Keil presents update on Community Garden, Sustainable New Jersey renewal and Paper Shredding event
Walk/Bike to School was a success
Next EC meeting will be October 16

Council Liaison Report

Councilman Gallagher :
Northern Valley Fire Chief's Parade was a success
Marijuana Legislation is being discussed by M & C
Affordable Housing Committee—outsourcing to save costs and reduce conflicts
Recap of Affordable Housing Settlement with Fair Share Housing
Safety night
Ambulance Corp and Fire Depts visited Schools

Borough Engineer

No Report

Construction Official

No Report received

Financial Secretary Report

presented by Ms Nilsson

\$ 8. in 20.00 from Budget

Motion to approve by Councilman Gallagher, second by Mr. Eller, passed on all in favor

Minutes

Adopt Regular meeting minutes from September
Motion by Ms. Nilsson / Second by Mr Maggio
Passed by all in favor

New Business

None

Old Business

None

Communications

None

Resolutions

None.

Applications:

MG Fuel BI 1204 lot 3 continued .

Applicant represented by Mr. Gary Giannantonio Attorney / also present Is Catherine Gregory Planner and Mr. Bertin, Engineer

Council Members Haverilla and Gallagher recuse themselves

Mr. Bertin Begins with a recap of the revised architectural rendering
to include:

Three employee parking spaces

Reduced Lighting under Canopy (low level lighting) to be extinguished at closing time

Drainage- canopy area has gutters that will direct runoff underground

Delineation of gravel and reduced impervious coverage (increased landscaping)

Architecturals show removal of three overhead doors, replaced by storefront

767 square feet/last bay will be reserved for store inventory storage

Sign on store with tube lettering, 50 square feet (max is 56 sf) no signage on canopies

Plans to be submitted to county... will request if application is needed or waivers granted

Board Questions:

Board Engineer Mr Skrable

re: Oct 9th report

Mr. Skrable has concerns with lighting, re: twin fixtures
additionally:

Mr. S feels:

parking set up is “ not ideal”

previous 1962 resolution should be reviewed

(entered as Board Exhibit # A 10)

NO Questions from

Mr. Szabo

Mr. Maggio

Mr Keil

Ms Nilsson

Ms. Louloudis

Mr. Boyce

Mr. Alessi:

Questions Left turn into entrance: Mr. Bertin replies “one way in”

Safety signs and Crosswalks? Mr. Bertin:”will comply”

Retail affiliations with Mobil- Must be approved by Board

Police Chief Shine:

Chief suggests keeping entrance on Central ave/ Mr. Bertin responds 2 parking spots would be lost

Questions entrance width, Mr Bertin reports 33 feet

Also question Handicapped spot

Mr. Boyce:

Re: Condenser. will be covered? Or concealed? / Mr Bertin answers this could be screened in, if the board so wishes. Questions Lot 3, will remain undeveloped

Would like explanation of “tube lettering” which Mr. Bertin provides

Mr. Alessi has additional question:

Will there be No Parking/ NO Standing signs for the store? / Mr. Burtin replies, this would require Mayor and Council would be the governing body to adopt an ordinance, Applicant will be willing to comply, if so passed.

Chair Weidmann

Questions Fire Suppression System/ extinguishers/ and panic button, as discussed at last meeting, Mr Bertin responds that he has checked and these are not all required in the state of New Jersey, however, they will have fire extinguishers inside the store as well as tow at each pump

Fire Chief Keil verifies that Fire Suppression systems are not required in the State of New Jersey

Catherine Gregory, Planner

Ms. Gregory reviews the new site plan and offers explanations of:

Use variance for retail component/ bulk variance

D1 use and site is suited from other site

C variances, a few are needed

C1 Hardship

C2 purpose of zoning

Gas Station is not in proper zone , reducing lot coverage

Set back is 7/5 feet/ they are 6 feet

Open air canopy

Buffer area is 35 ft required not possible/hardship

Increased Landscaping

Drive Isle 30 fee required-hardship

Promote public safety/health—No mechanics / replaced with retail convenience

Change traffic pattern and recirculation of Traffic

Illumination

Canopy will be residential roofing/grey and beige

No car to be parked overnight

Feels more efficient use of limited land

Does not feel any negative criteria exists with new site plan

No Questions from Mr. Skrable, Mr Szabo,

Mr. Regan references Burgis Assoc/Szabo report

Mr. Maggio would like clarification of item #8, existing condition except set back of canopy

No Questions from Mr. Alessi, Ms Nilsson

Mr. Keil – re: Vape Accessories/ Lottery/ Cigarettes: Mr. Regan asks if Vape accessory should be in resolution?

Mr. Bertin offers affirmative on Lottery and Cigarettes

Mr Eller, no questions

Chief – Feels there is an issue with Vaping/accessories Mr. Regan offers that it is up to Mayor and Council

Ms Louloudis – no questions

Mr Boyce would like confirmation of Canopy appearance, Ms. Gregory offers Grey/Beige standard roofing colors

Attorney for the Applicant, Mr. Giannantonio offers closing statement

Prior to Vote, Mr. Regan reviews the 1962 resolution to confirm items listed (18) and to confirm which are applicable

- 1) Landscaping- NA
- 2) Pumps – NA
- 3) Lighting – remains
- 4) Garbage Storage- NA
- 5) Garbage Disposal NA
- 6) Fuel and Oil Delivery NA
- 7) Size and Displays NA
- 8) Bells and Signals NA
- 9) Repairs – remains
- 10) Parking after hours- remains
- 11) Parkin in General- remains but strike last sentence
- 12) Transfer Fuel NA
- 13) Deliveries Fuel Oil – remains
- 14) Trees NA
- 15) Curbside Plan NA
- 16) Auto parts – remains
- 17) Odor – remains
- 18) Hours of Operation 6am to 10pm

Motion to Approve by Mr. Eller, Second by Mr. Alessi

Review of eligible board members for vote:
Weidmann/Louloudis/Alessi/Maggio/Shine/Nilsson

Alternate #1 Eller confirmed as eligible to vote and applicant's attorney agrees

Weidmann- yes
Louloudis- Yes
Alessi- Yes
Maggio-Yes
Shine- Yes
Nilsson- Yes
Eller- Yes

Motion to approve passes with 7 affirmative Yea votes, No Nays

Public Opportunity to speak on non-Agenda items

Motion to open by Mr. Alessi second by Ms Nilsson

Seeing none,

Motion to close to the public by Mr Eller/ Second by Mr. Alessi

Adjournment

Mr. Alessi/ Second by Ms Nilsson, all in favor, meeting adjourned.