

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, JUNE 13, 2012- 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:

ROLL CALL:

Present:	William Weidman	Chairperson
	Nick Mamary	Vice Chair
	Police Chief Shine	
	Charles Maggio	
	Karen Nilsson	
	Gary Mascolo	
	David Keil	
	Michael Alessi	Alt. #1
	Julie Katz	Alt. #2 (7:35)
Also Present:	Robert Regan, Esq.	Board Attorney
	Sean Moronski	Board Planner
	Thomas Skrable	Board Engineer
Absent:	Anna Haverilla	Mayor Rep.
	Victor Cioce	Council Liaison
	Thomas Gallagher	Alt. #3
	Dan Eller	Alt. #4

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: None

APPLICATIONS: Hampton - Mr. Weidmann is within 200' and is stepping down for this application. Mr. Mamary is acting chairman for this hearing. The notice documents are in order. Application is amended to include the Rapp's. Mr. and Mrs. Rapp own the property at 12 Addison Terrace. Kerry Hampton, Charles Rapp, Karen Hampton, Sean Moronski and Tom Skrable are sworn in. Application for an accessory dwelling unit. Mr. Moronski's report is marked as B-1. Mr. Skrable's report dated 5/1/12 is marked as B-2. Mr. Moronski reviews his report and the criteria that must be met for this approval. The Rapp's have resided in the home since 1967. Architectural plans are marked as A-1 dated 1/25/12 prepared by Axis Architectural Studio consisting of 4 sheets. Sheet A-2 of the plans shows an area of 922.89 sq. ft. for the (OTPB – 6/13/12)

accessory dwelling unit. This would fall below the 25% maximum floor area. Applicant agrees to approval of the board of health. Mr. Moronski believes that the applicants meet all of the requirements. Mr. Skrable stated that they will need a soil moving permit and a road opening permit. Ms. Hampton explains that her mother is sick and she wants to move into their home to help take care of them. Mr. Maggio suggests that the kitchen be removed if the home is ever sold. Mr. Regan explains that a sworn affidavit is done annually to the construction official. A-2 is marked as the site plan. Ms. Nilsson, seconded by Mr. Alessi, makes a motion to open the meeting to the public. Mr. Alessi, seconded by Ms. Nilsson, makes a motion to close the meeting to the public. Ms. Katz makes a motion to approve the application with stated conditions, seconded by Chief Shine, on roll call vote, the vote was as follows:

Roll call:

Ayes:	Mr. Maggio, Mr. Mascolo, Ms. Nilsson, Mr. Keil, Chief Shine, Ms. Katz, Mr. Alessi and Acting Chair Mamary
Nays:	None
Abstain:	None

COMMUNICATIONS: Received a letter from Rockland County regarding a sign that Crestron wants to put up. Mr. Skrable stated that the county is approving it because there is clearly no impact to the borough. No response is necessary.

CONSTRUCTION OFFICIAL'S REPORT: None

BOARD ENGINEER REPORT: Mr. Skrable stated that the borough solar system is operational and sold our first S-reqs. last month. The generator is 95% done, just some testing that needs to be done. Phase 4 sidewalk is in the process to complete the sidewalks on Orangeburg Road. They applied for \$300,000 from DOT but only received \$146,000 so they are going to bid it in pieces. The co-op paving should be done in mid July and the streets included the back side of Ogle, Mavis, Sherwood Court, Churchill, Ambulance Corps. parking lot and the main parking lot for the library. Ms. Katz asks how the streets are chosen. Mr. Skrable explains how the streets are prioritized. Mr. Mascolo asks for a crosswalk to Charles DeWolf. Chief Shine stated that the drop curb needs to be installed for ADA compliance and then the crosswalk will be put in. There has been discussion regarding using some of the sidewalk fund to do this project.

ENVIRONMENTAL COMMISSION REPORT: Mr. Keil stated that on Saturday the 9th the Environmental Commission held 2nd Eco lecture series. Ashley Ku had a book reading to TBD school children, teaching things to do at home and school to make it a greener planet. Based on the recommendation of the planning board last meeting some members of the green team have begun to make application for the hydration stations that will be sent to Sustainable Jersey. Mr. Keil has had some correspondence with Mr. Brennan regarding the tree replacement plan.

COUNCIL LIAISON'S REPORT:

(OTPB – 6/13/12)

FINANCIAL SECRETARY'S REPORT: Ms. Nilsson stated that the bills are as follows: \$1,840.00 from the budget and \$3,283.54 from escrow for a total of \$4,223.54. Chief Shine seconded by Mr. Keil made a motion to approve the bills as stated. On roll call vote, all in favor, none opposed.

MINUTES TO BE APPROVED: Mr. Maggio, seconded by Mr. Alessi made a motion to approve the minutes from April 18, 2012. All in favor, none opposed, motion carried.

RESOLUTIONS:

OLD BUSINESS: Mr. Regan prepared a resolution to recommend adoption of ordinance 1048-12. Mr. Maggio, seconded by Mr. Alessi, made a motion to approve the resolution, on roll call vote the vote was as follows:

Roll call:

Ayes:	Mr. Maggio, Mr. Mascolo, Ms. Nilsson, Mr. Keil, Chief Shine, Ms. Katz, Mr. Alessi, Mr. Mamary and Mr. Weidmann
Nays:	None
Abstain:	None

NEW BUSINESS:

OPEN TO PUBLIC:

ADJOURNMENT:

Upon motion of Chief Shine, seconded by Ms. Nilsson, all in favor, the meeting was adjourned at 8:18 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