

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, May 14, 2014 - 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](http://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:

William Weidmann	Chairperson
Anna Haverilla	Mayor Rep.
Nick Mamary	Vice Chair
David Keil	
Karen Nilsson	
Charles Maggio	
Thomas Gallagher	Alt. # 2
Dan Eller	Alt. #3

Also Present:

Robert Regan, Esq	Board Attorney
Thomas Skrable	Board Engineer
Robike Noll	Land Use Administrator

Absent:

Victor Cioce	Council Liaison
Police Chief Shine	
Michael Alessi	
Julie Katz	Alt. # 1
Sean Moronski	Board Planner

**PLEDGE OF ALLEGIANCE**

**OPEN TO THE PUBLIC:** Mr. Pappas, Zoning Officer of the Borough of Old Tappan, steps forward to discuss the use of banners in the Borough. Referring to a current application, he stated that in the past he misinterpreted our Borough Ordinance, allowing banners to be placed once a year, when in fact they are only to be approved for a new business or to re-open a business. He stated that although he had allowed them in the past, now and in the future he would need to deny requested banners that do not conform to the ordinance.

Chairman Weidmann reads the Ordinance 255-81C, for clarification.

Mr. Robert Zaccone, of Old Tappan steps forward and asks if the ordinance applies to all existing businesses. Mr. Weidmann states yes. Mr. Zaccone is there on behalf of his son, Greg who has applied for the banner. He asks the Board to take into consideration the fact that the banner was allowed the previous year.

Mr. Regan explains that because the Board has nothing pending on this matter it cannot make a determination on the issue. The application goes before the Zoning Officer and if it is denied they have a right to make an appeal within twenty (20) days of said denial.

Mr. Edward Zaccone, of 152 Cedar Drive, Old Tappan came forward and stated the application for said banner was submitted on May 2, 2014 to Mr. Pappas and said he had to go to town hall a day and ½ ago ( May 12) to follow up on the status of the application. He discussed his displeasure with the way his application was handled and the fact that there are other banners in town.

Chairman Weidmann explains that the process necessary to be heard before the board. The board can listen but has no authority to hear the case without a denial from the Zoning Officer.

Mr. Regan also explains that they are state statutes, not rules and regulations and the applicant has 20 days to appeal the Zoning Officers decision.

Mr. Eller has questions as to why the application was denied. It was denied because Mr. Pappas was following the ordinance.

Mr. Edward Zaccone states he never received a letter of denial.

Mr. Greg Zaccone, owner of Spectrum Wellness and Spectrum Physical Therapy, 184 Central Ave., Old Tappan, comes forward and Mr. Weidmann again explains why there can be nothing decided by the Board tonight. Mr. Zaccone asks why the application was denied and he is told to speak to Mr. Pappas in private and the board has no authority to make any decisions.

Mr. Mamary explains again the process of going before the board. Mr. Greg Zaccone wants to know why he wasn't notified sooner. And Mr. Mamary reiterates what was said by Mr. Pappas at the beginning of the meeting and advised him to speak to Mr. Pappas in private.

·  
**CLOSE TO THE PUBLIC:** All were in favor

**COMMUNICATIONS:** None.

**CONSTRUCTION OFFICIAL'S REPORT:** In the month of March there were 29 permits, 10 CCO's, 11 zoning permits, 1 miscellaneous, 4 soil movement permits and 3 road opening permits issued.

**BOARD ENGINEER REPORT:** The sidewalk program is to begin next week to finish Orangeburg Road. The cooperative road program will cover Arrowhead, Haring East and Cripplebush consisting of milling and paving and some repair.

**COUNCIL LIAISON'S REPORT:** The Mayor and Council approved the budget. There was a new police officer hired to replace one who was let go.

**ENVIRONMENTAL COMMISSION REPORT:** Mr. Keil stated Northern Valley Earth Fest in Norwood went very well, along with the Scout clean up of the Hackensack River at Old Tappan which also went very well on. They also received 1000 tree saplings from the New Jersey Tree Recovery Program and they were handed about at TBD School last week. The next meeting is May 20<sup>th</sup> and will discuss a possible Walk to School Day in June. On May 29<sup>th</sup> the Eco Lectures will begin at the Library starting with a talk on Genetically Modified Organisms.

**FINANCIAL SECRETARY'S REPORT:** Ms. Nilsson reported that the bills are as follows: \$475.00 from the budget and \$1144.00 from escrow, for a total of \$1619.00. All in favor.

**MINUTES TO BE APPROVED:** A motion to approve the minutes of March 12, 2014, was made by Ms. Nilsson, seconded by Mr. Keil. On roll call vote, all in favor, none opposed. Motion carried.

**OLD BUSINESS:** The Brennen tree issue is still being worked out between the attorneys.

**NEW BUSINESS:** Plans are available for the Rockland Electric upgrades being done at Innkeeper Road. There will also be upgrades at Harings Corner, which is Phase II.

**OPEN TO THE PUBLIC:** All in favor.

**CLOSE TO THE PUBLIC:** All in favor.

**ADJOURNMENT:** Upon motion for Adjournment, all were in favor and the meeting was adjourned at 8:11 pm.

Respectfully submitted,

By: \_\_\_\_\_  
Alyson Lazarus  
Recording Secretary  
/al

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

cc:  
Mayor and Council

Robert Regan, Esq.  
Thomas W. Skrable, P.E.  
Construction Official  
Fire Official  
Board of Health  
Burgis Associate

(OTPB-1/9/1 3)