

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
SPECIAL MEETING
MONDAY November 30, 2015
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.
PLEDGE OF ALLEGIANCE

ROLL CALL:

Present:	William Weidmann	Chairperson
	Nick Mamary	Vice Chairperson
	Police Chief Shine	
	Michael Alessi	
	David Keil	
	Anna Haverilla	Council Liaison
	Daniel Eller	Alt. #2
	Thomas Gallagher	Alt. #1
Also Present:	Robert Regan, Esq.	Board Attorney
	Robike Noll	Land Use Administrator
	Sean Moronski	Board Planner
Absent	Nicki Louloudis	Alt. #3 (ARRIVE 7:40pm)
	Matthew Nalbandian	Council Liaison
	Charles Maggio	

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Burgis Associates / COAH (Council on Affordable Housing) presentation

Mr. Moronski explained the history of COAH, and presents the "Housing Element and Fair Share Plan, Borough of Old Tappan" Referring to a 3 page synopsis of the entire Report, Mr. Moronski leads the board through the decision by the Supreme Court requirement to prepare a HE/FSP to address the third round obligation utilizing prior ground rules and guidelines set forth.

This third round, with two sources of calculations done on a statewide basis, with both returning numbers that are higher than realistic. In the case of OT, due to Vacant Land Adjustments and environmental constraints. Mr. Moronski explained the calculations based on past credits as well as the OT senior accessory dwelling ordinance. Discussion also included the development at the end of Grace Avenue with 6 units of housing for special needs with United Way.

After presentation, Board members were invited to voice any questions.

A brief discussion ensued regarding overall obligations, caps on requirements and likelihood of the proposed being accepted.

Vice Chair Mamary asked if time of submission affects acceptance or adjustments.

Chair Weidmann questions the OT Affordable Housing Committee, who are the members, and when do they meet / when have they last met?

Councilwoman Haverilla agrees that once the COAH plan proposal is set and submitted, OT needs to explore and evaluate the status of the OT Affordable Housing Committee.

Mr. Regan presents the Resolution of approval to submit the Burgis report.

Mr. Alessi proposes to adopt

Mr. Eller seconds the motion

Approved by Vote

9 Yes

0 Nay

Motion Adopted.

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Motion to open the meeting to the public – Mr Gallagher

Second – Vice Chair Mamary

No Public Comment

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

Second – Mr. Keil

On voice vote all in favor, the motion carried.

ADJOURNMENT

Upon motion, seconded, all in favor, the meeting was adjourned at approximately 8:20 p.m.

Respectfully submitted,

Robike W. Noll, Recording Secretary

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Date Approved: December 9, 2015

cc: Mayor and Council

Robert Regan, Board Attorney

Thomas W. Skrable, Board Engineer

Construction Official

Fire Official

Board of Health

Burgis Associates