

**BOROUGH OF OLD TAPPAN  
PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, APRIL 18, 2012- 7:30 p.m.  
MINUTES**

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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:**

**ROLL CALL:**

Present:	William Weidman	Chairperson
	Nick Mamary	Vice Chair (7:40)
	Police Chief Shine	
	Charles Maggio	
	Karen Nilsson	
	Gary Mascolo	
	David Keil	
	Michael Alessi	Alt. #1
	Dan Eller	Alt. #4
Also Present:	Robert Regan, Esq.	Board Attorney
	Sean Moronski	Board Planner
	Thomas Skrable	Board Engineer
Absent:	Anna Haverilla	Mayor Rep.
	Victor Cioce	Council Liaison
	Julie Katz	Alt. #2
	Thomas Gallagher	Alt. #3

**PLEDGE OF ALLEGIANCE:**

**OPEN TO PUBLIC:** None

**APPLICATIONS:** Brennan - Final Major Subdivision – Block 701, Lot 1  
Preliminary subdivision approval was received on September 15, 2011. Mr. Russell Huntington represents Mr. Brennan. Douglas Doolittle, is sworn by Mr. Regan and deemed qualified as an engineer. The road was moved 3 feet. Final Subdivision Plat dated 1/11/12 is marked as A-1(1-9). Mr. Brennan is sworn by Mr. Regan. All contributions, bonds and escrows have been paid. Mr. Regan goes through all the conditions from preliminary approval. Mr. Keil stated that the Environmental commission reviewed the plans and they will come back with plans for each home. Mr. Regan stated that this will be a condition of the resolution. Mr. Keil, seconded by

(OTPB – 4/18/12)

Ms. Nilsson, makes a motion to open the meeting to the public. Mr. Keil, seconded by Mr. Alessi, makes a motion to close the meeting to the public. Motion to grant final major subdivision with the noted conditions was made by Mr. Alessi, 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, Mr. Alessi, Mr. Mamary and Mr. Weidmann  
Nays: None  
Abstain: None

**COMMUNICATIONS:**

**CONSTRUCTION OFFICIAL'S REPORT:** None

**BOARD ENGINEER REPORT:** Mr. Skrable stated that the generator outside was started yesterday. Received \$146,500 additional funds for sidewalk fund. Mr. Skrable is hoping to finish Orangeburg Road.

**ENVIRONMENTAL COMMISSION REPORT:** Mr. Keil stated 4/21 there will be a scout clean up at Stone Point Park, Bonabel and Stanalan Park and on 5/4 it is walk to school day and tree planting.

**COUNCIL LIAISON'S REPORT:**

**FINANCIAL SECRETARY'S REPORT:** Ms. Nilsson stated that the bills are as follows: \$1,575.00 from the budget and \$312.50 from escrow for a total of \$1,887.50. 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. Alessi, seconded by Ms. Nilsson made a motion to approve the minutes from March 14, 2012. All in favor, none opposed, motion carried.

**RESOLUTIONS:** Savino - Mr. Regan reads and reviews the resolution for the board. A motion was made by Mr. Mascolo and seconded by Mr. Maggio. On roll call vote the vote was as follows:

Roll call:

Ayes: Mr. Maggio, Mr. Mascolo, Ms. Nilsson, Mr. Keil, Mr. Alessi and Chair Weidmann  
Nays: None  
Abstain: None

**OLD BUSINESS:** Kreigl - Block 1807, Lot 8. Mr. and Mrs. Kreigl appeared before the board. Mr. Kreigl explains that the board approved a variance for a front porch but the plans have changed from what was approved. Mr. Weidmann stated that the board granted the applicant an approval, if it is changed from what was granted they must come back before the board with a

new set of plans and application. The borough is willing to waive the application fees and the applicant will only need to pay for professionals. Mrs. Kreigl stated that they were lead to believe

that the steps were not included. Mr. Skrable stated that there have been other applications that the steps were not included by when you come before the board for variance relief they are included. Mr. Kreigl stated that it is a hard ship and an expense.

Mr. Moronski reviews the zoning ordinance amendments to address accessory structures, stationary generators and clarifying several definitions. Mr. Pappas has concern with the townhouses and generators. Maggio makes a motion to approve the definitions and send them to the Mayor and Council for approval, seconded by Mr. Alessi. On roll call vote, the vote was as follows:

Roll call:

Ayes: Mr. Maggio, Ms. Nilsson, Mr. Keil, Chief Shine, Mr. Alessi, Mr. Mamary, Mr. Weidmann

Nays: Mr. Mascolo

Abstain: None

**NEW BUSINESS:** Mr. Moronski discussed the affordable housing development fees and the deadline of 7/17/12 for municipalities to commit to spend a portion of the account. Mr. Moronski recommends the following from his memo dated 4/17/12:

1. Updated the Housing Element to provide recommendations for the Mayor and Council to consider. Specifically looking at municipal land that could be subdivided to provide opportunities for affordable housing, including special needs housing.
2. Plot out potential lots for affordable housing opportunities, including surveying and subdivision plan.

**OPEN TO PUBLIC:** None.

**ADJOURNMENT:**

Upon motion of Mr. Maggio, seconded by Chief Shine, all in favor, the meeting was adjourned at

8:46 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