

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, SEPTEMBER 12, 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 7:35 P.M.

ROLL CALL:

Present:	William Weidmann Charles Maggio Michael Alessi Police Chief Shine Daniel Eller Nicki Louloudis William Boyce Michael Murphy	Chairperson Alt. #1 Alt. #2 Alt. #3 Alt. #4
Also Present:	Robert Regan, Esq. Thomas Skrable John Szabo	Board Attorney Board Engineer Board Planner
Absent:	Nick Mamary Robike Noll Karen Nilsson David Keil Thomas Gallagher Anna Haverilla	Vice Chairperson Land Use / Recording Secretary Councilman Councilwoman

PLEDGE OF ALLEGIANCE

PUBLIC'S OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Mr. Alessi

Second – Mr. Murphy

On voice vote, all in favor, none opposed, the motion carried.

No Public Comment

Motion to close the meeting to the public – Mr. Alessi

Second – Mr. Maggio

On voice vote, all in favor, none opposed, the motion carried.

ENVIRONMENTAL COMMISSION REPORT

No Report

COUNCIL LIAISON REPORT

No Report

CONSTRUCTION OFFICIAL REPORT

No Report

BOROUGH ENGINEER REPORT

No Report, however Mr. Skrable offered to answer any questions of the Board; there were none.

FINANCIAL SECRETARY REPORT

Chairman Weidmann presents \$3,882.50 budget and \$879.83 escrow for a total of \$4,762.33.

Motion to accept – Mr. Maggio

Second – Mr. Alessi

On voice vote, all in favor, none opposed, the motion carried

MINUTES – June 13, 2018

Motion to Adopt – Mr. Maggio

Second – Mr. Alessi

On roll call vote, all those eligible voted yes; the motion carried.

NEW BUSINESS –

Chairman Weidmann read a notice from the Municipal Excess Liability Joint Insurance Fund (MEL JIF) pertaining to training Board members on preventing Land Use Liability claims. The notice will be forwarded to the Mayor and Council for direction.

Ms. Louloudis mentioned that the Department of Environmental Protection (DEP) is requiring a

course for Stormwater Management. Mr. Regan stated that every town may not be required to take the course. Mr. Skrable is aware of the course and will follow up on requirements.

OLD BUSINESS - None

COMMUNICATIONS – None

RESOLUTIONS - None

APPLICATIONS

MG Fuel Block 1204 – Lot 3 – Gas Station – Convenience Store (continued application)

Mr. Regan announced that notice and affidavit of service is in order.

Gary Giannantonio, Attorney represents the applicant. He announces that the planner and engineer are present for testimony.

Mr. Giannantonio provided a re-cap of the application for a use variance and site plan approval for a 250 sq. ft. convenience store. Changes were made to the application and site plan. There will be no automobile repair and canopies are proposed over the pumps.

Mr. Bertin, Engineer was previously sworn and remains under oath. He advised that plans dated August 28, 2018 have been revised. A color rendering of the landscape of the site plan was marked as Exhibit A-5. There are 3 bays, one will be storage. Mr. Bertin reviewed ingress and egress of the proposed driveways. He reviewed parking space locations handi-capped and tandem. Mr. Skrable explained his configuration on the driveways which would eliminate 2 of the proposed for better design.

Mr. Bertin reviewed the proposed canopies as A-frame over the islands making for a cleaner site; ends of the canopies will be closed. Drawing C-2.3 shows the proposed canopies. Lights will be shielded and placed up high, metal roof and no signs on the canopies.

Lighting Intensities handout by Mr. Bertin was marked as Exhibit A-6. There will be no spill off into the street; LED lights will be used which can be adjusted if needed.

Mr. Bertin states that building façade changes can be presented as a condition; some areas will have glass installed. Mr. Szabo commented that the Board should see what they are approving in revised plans.

Mr. Skrable reviewed his letter to the Board dated September 10, 2018 and marked as Exhibit D-3. He commented on his concern of the lighting having an impact on surrounding neighbors. Mr. Giannantonio advised the Board that he has a resolution from 1962 pertaining to the site.

Parking recommendations were made by the Board members. Mr. Skrable did not want to see parking in the gravel area without screening. Chairman Weidmann requested that a copy of the

1962 resolution be provided to the Board members. He commented that the gravel area is relatively new and that the DEP blocked it off due to a monitoring well location.

Chairman Weidmann opened the meeting to the Board members.

Mr. Szabo commented on parking; tandem will be redesigned, gravel area needs to be better defined. He recommended upgrading the material for the cyclone fence and placing more colorful species of greenery to soften view to the street.

Mr. Szabo asked about the HVAC system. Mr. Bertin replied that there is a need to place a condenser; we don't need a transformer.

Mr. Szabo commented on signage and that it should be shown where it will be placed. Need to be sure improvements are an asset to the site.

Mr. Boyce has concerns about circulation of trucks; place a mountable curb for noise. He prefers employee parking to the west. Mr. Boyce asked if there would be restrooms accessible from the store or the outside. Mr. Bertin responded there is an existing restroom outside. Chairman Weidmann advised that it needs to be ADA compliant.

At the request of Mr. Maggio, Mr. Bertin reconfirmed the parking stall count and locations. Mr. Maggio asked about fire lanes. Mr. Bertin responded if required, they will be up against the building.

Mr. Eller asked about the hours of operation. Murat Gezercan, owner / applicant, previously sworn advised 6:00 a.m. – 10:00 p.m. The latest lights will be on is 9:30 p.m.

Mr. Alessi commented on landscaping blockage. Mr. Bertin advised that 30" or less buffers will be placed near the intersection. Mr. Alessi commented on a possible safety factor on the west side for kids where the sidewalk is located; he asked if a caution sign could be placed. Mr. Bertin replied yes. Mr. Alessi asked if the cashier shed would remain. He was told yes; the kiosk would remain. Mr. Alessi commented on the distance between the building and the dumpster and that the ordinance should be checked.

Mr. Murphy commented on the LED lighting and asked if there was any consideration as to color. Mr. Bertin responded that we are using cool light; a soft light.

Mr. Skrable recommended using 10 – 15 ft. candles for brightness consideration.

Chief Shine asked if there would be any other truck deliveries besides gas. Mr. Bertin responded some small vans delivering newspapers and a distributor for convenience store items once or twice a week. All deliveries will be through the front door.

Mr. Maggio asked if there would be any cooking done on the premises. He was told coffee, soda fountain and a microwave which exists now.

Ms. Louloudis asked how the canopies drain. Mr. Bertin responded that the gutter will drain onto

the paving; there will be a firm plan.

Chairman Weidmann opened the meeting to the public by motion of Mr. Alessi, seconded by Mr. Eller; all in favor.

No public comment.

The meeting was closed to the public by motion of Mr. Alessi, seconded by Mr. Eller; all in favor.

Chairman Weidmann summarized, we need architectural drawings and revised plans 10 days prior to the next meeting and a copy of the 1962 resolution.

Mr. Szabo stated that all suggestions made this evening should be presented in revised plans. Mr. Regan asked that a cover letter be included defining the changes.

The applicant consents to the extension of time and the application is carried to the October 10, 2018 Planning Board meeting.

PUBLIC OPPORTUNITY TO SPEAK ON NON-AGENDA ITEMS

Motion to open the meeting to the public – Mr. Alessi

Second – Mr. Eller

No Public Comment

Motion to close the meeting to the public – Mr. Eller

Second – Mr. Alessi

On voice vote all in favor, the motion carried.

ADJOURNMENT

Upon motion, seconded, all in favor, the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,

Sylvia Kokowski
Acting Recording Secretary 1

Date Approved:

cc: Mayor and Council
Robert Regan, Board Attorney
Thomas W. Skrable, Board Engineer
Construction Official
Fire Official
Board of Health
Burgis Associates