

Approved 7/24/13

**SPECIAL PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
June 12, 2013**

Chairperson Wilmit called the meeting to order at 8:00 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

Voting members present:	Mayor Peter Rustin	Councilman Jon Warmes
	Mary Beth Wilmit	Kevin Tremble
	Eugene Marcantonio	Ted Kagy
	Marc Harrison	John Kim
	Sheryl Gaines	

Voting members absent:	Gus Allen	Jeffrey Toonkel
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Others present:	Jeffrey Zenn, Esq.
	David Hals, P.E.
	Debra Dworkis, Land Use/Housing Assistant

A motion was made by Mr. Marcantonio and seconded by Mr. Tremble to approve the Resolution of Approval for Canciglia, LLC d/b/a Petite Paperie, Block 1010, Lot 7, 23 Washington Street. A voice vote carried the motion. Voting YES: Mr. Tremble, Mr. Harrison, Mr. Marcantonio, Mr. Kim, Mrs. Gaines, Councilman Warmes and Mayor Rustin.

The Site Plan Waiver application for PB#1-13-10 – New Cingular Wireless PCS, LLC (“AT&T”) Block 2902, Lot 13, 352 East Clinton Avenue, will be continued to the June 26, 2013, meeting.

MASTER PLAN PUBLIC HEARING

Mr. Zenn noted that all documentation is in order for this hearing to proceed. All neighboring municipal clerks and the Bergen County Planning Board have been notified of the meeting, the meeting was properly noticed in the newspaper and the proposed 2013 Land Use Element of the Master Plan and Periodic Reexamination Report of the Master Plan were available for public inspection ten (10) days prior to the meeting.

The following Planning Board professionals were sworn in to give testimony this evening; Mr. David Novak and Mr. Ed Sneikus of Burgis Associates, Inc., Borough Planners, and Mr. David Hals, Schwanewede/Hals Engineering, Planning Board Engineer. Mr. Novak gave a brief presentation regarding the proposed 2013 Land Use Element of the Master Plan and Periodic Reexamination Report of the Master Plan. This plan is voted upon by the Planning Board. The Mayor & Council do not vote or approve this plan. The Planning Board will forward the document to the Mayor & Council once adopted.

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It was noted that the Planning Board has been discussing this document for quite some time, having made many revisions over the course of several meetings. Comments/changes/revisions made by Mrs. Nicolosi and Mr. Allen have been incorporated into this document.

The meeting was open to the public. The following individuals voiced their concerns and comments regarding the following issues, including but not limited to: R7.5 zoning, public input and access timing, town goals, restrictive land use, transparency in government, parking, side yard setbacks, tax revenues, public and open space zoning, wording in the document, real estate values, senior citizen housing, historic overlay zone:

- Roy Halvorsen, 288 County Road
- Mark Feldman, 133 Lylewood Drive
- Rohit Bhanot, 282 County Road
- Sylvia Myerson, 133 Kent Road

Mr. Novak and board members addressed many of their concerns. Board members reminded the public that the Planning Board has been discussing this document for several months.

A resolution of approval for 2013 Land Use Element of the Master Plan and Periodic Reexamination Report of the Master Plan had been distributed to the board members prior to the meeting in anticipation of adoption this evening. There were some minor changes made to the resolution, which will be included by the Planning Board Attorney before final distribution. A motion was made by Mr. Marcantonio and seconded by Mrs. Gaines to approve this resolution as amended to adopt the 2013 Land Use Element of the Master Plan and Periodic Reexamination Report of the Master Plan. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Tremble, Mr. Harrison, Mr. Marcantonio, Mr. Kim, Mr. Kagy, Mrs. Gaines, Councilman Warms and Mayor Rustin.

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison to adjourn the meeting at 9:40 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary