

Approved 6/26/13

**REGULAR PUBLIC MEETING OF THE  
TENAFLY PLANNING BOARD  
May 22, 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 Warms
	Mary Beth Wilmit	Kevin Tremble
	Gus Allen	Eugene Marcantonio
	Marc Harrison	Sheryl Gaines
	John Kim	Jeff Toonkel (arrived after meeting commenced)

Voting members absent: Ted Kagy

Others present: Jeffrey Zenn, Esq.  
David Hals, P.E.  
Debra Dworkis, Land Use/Housing Assistant

Mr. Tremble requested some slight revisions be made to the minutes of the Regular Public Meeting of April 24, 2013, Page 5, Paragraph 4. Wording should be: "There was some board concern regarding the scale of the home being constructed related to the adjacent neighborhood homes. The topic of FAR was discussed as it relates to lot size and setback." A motion was made by Mr. Tremble and seconded by Mrs. Gaines to approve the minutes as revised. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mr. Allen and seconded by Mr. Tremble to approve Resolution of Approval for PB#1-13-07, The Montessori House, Block 0305, Lot 001.X, 426 Knickerbocker Road. The roll was called and the motion carried. Voting YES: Mr. Allen, Mr. Tremble, Mr. Harrison, Mr. Marcantonio, Mr. Kim, Councilman Warms and Mayor Rustin.

A motion was made by Councilman Warms and seconded by Mr. Allen to approve Resolution of Approval for PB#1-13-01, Norman Dorf, Block 1505, Lot 10, Block 2604, Lots 1.01 and 1.02, 232 and 240 Hudson Avenue. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Harrison, Mr. Marcantonio, Councilman Warms and Mayor Rustin.

**SITE PLAN WAIVER APPLICATION** (Change of a Permitted Use)

PB# 1-13-08, Applicant: Petite Paperie/Canciglia, LLC  
Block 1010, Lot 7, 23A Washington Street

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Mrs. Wilmit recused herself from this application and left the dias. Serina Canciglia and Phoebe Canciglia are the owners of Canciglia, LLC, d/b/a Petite Paperie. They are the prospective tenants of approximately 1,300 square feet of the first floor at the above address.

It was noted that applicant has an existing business selling paper products including invitations, gift items and catalogs. This is a change of use from the prior operation at the premises which was a pet supply store. The applicant submitted a site plan waiver application dated May 21, 2013 and a survey of the property prepared by J.P. Miceli dated January 25, 2002. The applicant proposes to use the premises for its paper business including sales of cards, invitations, gift items and catalogs, all of which are permitted in the B-1 zoning district of the LDR.

The applicant indicated that there will be up to four (4) employees on the Premises and will operate the business from the Premises from 10:00 a.m. to 6:00 p.m., Monday through Saturday.

Mayor Rustin noted that the applicant had approached him upon his entrance into the building with complaints as to the process in getting approval for this site plan waiver. The applicant cited high application and escrow fees for the board attorney to draw up a resolution and for the board engineer to review any plans. Mrs. Wilmit came forward and testified that while the applicant was frustrated with the process, the board has been reviewing this very same issue and is looking to have the escrow fees lowered and perhaps have the entire application process itself changed. She noted; however, that all changes/recommendations made by the Planning Board would have to be approved via ordinance by the Mayor & Council.

A motion was made by Mr. Marcantonio and seconded by Mr. Allen to approve this site plan waiver application with the following conditions:

- A. Applicant shall apply for an employee parking permit for all of its employees;
- B. Applicant shall file for zoning and building permits, as applicable, with the Zoning Officer and Construction Official and shall file building plans in strict accordance with the site plan review by the Planning Board;
- C. This approval is conditioned upon applicant obtaining all other necessary governmental permits and approvals; and
- D. The applicant shall comply with all applicable Borough ordinances including the Borough's development fee ordinance.

A voice vote carried the motion. All voted in favor; none were opposed. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Tremble, Mr. Harrison, Mr. Marcantonio, Mr. Kim, Mrs. Gaines, Councilman Warms and Mayor Rustin.

The applicant was advised that they may proceed at their own risk as the memorializing resolution will not be adopted until the next meeting of the Planning Board on June 12, 2013. The Building Department will be notified that the application was approved this evening so that necessary permits may be obtained to commence with work at the site.

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PRESENTATION

Mr. David Novak from Burgis Associates, Inc. gave a brief presentation/overview of the Draft 2013 Land Use Plan Element of the Master Plan. Planning Board members reviewed the document page by page and made suggestions for changes/additions/deletions, which will be incorporated into a revised document. Mr. Allen noted that he had met recently with Mrs. Dee Lorberbaum, former MLUL Officer, who was very pleased that she will be honored with a dedication page.

Planning Board attorney Jeffrey Zenn will speak with Borough Attorney Bill McClure and Borough Planner Joseph Burgis regarding the title of the document.

A motion was made by Mr. Marcantonio and seconded by Mrs. Gaines to schedule a public hearing on the revised Master Plan document subject to the nomenclature of the Planning Board attorney and planner. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mr. Harrison and seconded by Mr. Allen to convert the Work Session of June 12, 2013, to a Special Public Hearing. The roll was called and the motion carried. All voted in favor; none were opposed. Ms. Dworkis will publish notice to amend the annual meeting schedule to convert the Work Session to a Special Public Meeting.

A motion was made by Mrs. Gaines and seconded by Mr. Allen to go into Closed Session to discuss personnel matters and litigation. A voice vote carried the motion. All voted in favor; none were opposed.

The board returned from Closed Session. A motion was made by Mrs. Gaines and seconded by Mr. Tremble to adjourn the meeting at 10:15 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi  
Planning Board Secretary