

Approved 10/23/13

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
September 25, 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
	Gus Allen	Jeffrey Toonkel
	Eugene Marcantonio	John Kim
	Ted Kagy	Sheryl Gaines

Voting members absent: Marc Harrison

Others present: Jeffrey Zenn, Esq.

A motion was made by Mr. Allen and seconded by Mr. Tremble to approve the minutes of the Regular Public Meeting of August 28, 2013. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mr. Tremble and seconded by Mr. Allen to approve Resolution of Approval for PB#1-13-02, Charnow Associates, LLC, Block 1302, Lot 1, 101 North Summit. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Tremble, Mr. Marcantonio, Mr. Kagy, Councilman Warmes and Mayor Rustin.

SITE PLAN WAIVER APPLICATION

PB#1-13-12, Applicant: Tenafly League for Soccer and Youth, Inc.
Block 1102, Lot 23
(Northwest corner of Riveredge and Tenafly Roads)

Mr. Toonkel recused himself from the discussion of the above reference application. He is a member of the organization and gave a brief presentation. He explained the applicant proposes to develop a fenced soccer field within the area of an existing municipal parking lot at the northwest corner of Riveredge Road and Tenafly Road. The soccer field will be located on the southerly end of the existing parking area. With the installation of the field, thirty-seven (37) municipal parking spaces will be eliminated leaving twelve (12) spaces in the parking lot. The field will be 90 feet by 60 feet with synthetic turf. No pavers or benches are proposed despite being shown on the plans. A fence surrounding the field is going to be 18 feet all around despite what is shown on the plans. Tenafly League for Soccer and Youth, Inc. will install and pay for the field and then gift it to the Borough of Tenafly. Mr. Toonkel noted that the Borough will be responsible for the maintenance of the facility after it is gifted to the Borough.

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Mr. Tremble questioned whether alternative sites had been considered. Mr. Toonkel noted that there were no other sites considered. There was some discussion regarding the loss of parking spaces in the downtown area, the value of parking spaces and Open Space acquisitions. It was noted that the application is subject to approval of the Mayor and Council for this construction on municipal property. A review letter was received from Board engineer, David Hals, P.E., Schwanewede/Hals Engineering, dated September 25, 2013.

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

- A. The 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.
- B. This approval is conditioned upon applicant obtaining all other necessary governmental permits and approvals.
- C. The applicant shall comply with all applicable Borough ordinances including the Borough's development fee ordinance

The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Marcantonio, Mr. Kim, Mr. Kagy, Mrs. Gaines, Councilman Warms and Mayor Rustin. Voting NO: Mr. Tremble

COMMITTEE REPORTS

Mrs. Wilmit reported that an email had been received from Ed Buzak, Esq. (Special Counsel) advising that a decision re: COAH being handed down tomorrow. He will respond with a summary of the decision as soon as possible. Mrs. Nicolosi will forward the email to all board members. A joint meeting of the Planning Board Affordable Housing Committee and the soon to be formed Mayor & Council Affordable Housing Committee will be scheduled shortly to discuss Tenaflly's status as far as COAH is concerned.

It was suggested that the Open Space Committee (Mr. Allen, Mr. Kim and Mr. Kagy) meet to review and provide input to the Mayor & Council regarding acquisitions of Borough property and distribution of Open Space monies.

Mayor Rustin also noted that there will be Transportation Committee Meeting with representatives of NJ Transit to discuss bus service in Tenaflly next Thursday evening at 8:00 p.m. in the Conference Room.

Mr. Tremble noted that the Historic Preservation Commission approved a landscaping plan at Cotswold. The commission did not discuss the designation of 53 Knickerbocker Road. Board members commented that the report received on that property from the commission was very well done.

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Mr. Allen noted the BID has submitted its budget to the Mayor & Council for approval. They would like to place banners to encourage shopping in the downtown. They will be meeting with the property owner of the triangular piece of property at the intersection of Highwood Avenue and County Road. He noted that Stop and Shop has renewed its lease; but the parking lots are in terrible condition.

Mr. Allen and Mrs. Gaines were interviewed by a reporter for *The Suburbanite* regarding the new permitted uses ordinances. An article should be in the next issue.

A motion was made by Mr. Allen and seconded by Mr. Marcantonio adjourn the meeting at 9:06 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary