

Approved 7/24/13

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
June 26, 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
	Eugene Marcantonio	Marc Harrison
	Ted Kagy	Sheryl Gaines

Voting members absent:	Gus Allen	Jeffrey Toonkel
	John Kim	

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

A motion was made by Councilman Warms and seconded by Mr. Kagy to approve the minutes of the Regular Public Meeting of May 22, 2013. A voice vote carried the motion. All voted in favor; none were opposed.

SITE PLAN WAIVER APPLICATION

PB#1-13-10 – Applicant: New Cingular Wireless PCS, LLC (“AT&T”) Site #W-887
Block 2902, Lot 13, 352 East Clinton Avenue

The applicant was represented by Gabriel Halpern, Esq. and by Robert Foley, an engineer from Dewberry. Mr. Halpern explained New Cingular Wireless PCS, LLC (“AT&T”), proposes to co-locate certain antennas and related equipment on an existing telecommunications facility on a portion of property located at 353 East Clinton Avenue. The property is owned by St. John the Theologian Greek Orthodox Cathedral.

The applicant proposes to add twelve (12) antennas and related equipment at 98 feet on an existing 127 foot tree pole located on the site. Additionally, the applicant proposes adding related equipment on a concrete pad within the existing compound.

Board members reviewed the submitted site plan waiver application dated May 20, 2013, a corporate ownership disclosure statement, plans entitled “New Cingular Wireless PCS, LLC, Preliminary and Final Major Site Plan, Tenafly, New Jersey” prepared by Dewberry Engineers, Inc. (“Dewberry”) dated May 3, 2013.

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The applicant indicated that it will not use the church building. The applicants will use one parking spot every 4-6 weeks during regular business hours to do routine maintenance and therefore will not interfere with church parking.

The applicant indicated that they will co-locate their antennas on an existing monopole so that additional telecommunication poles will not be required in Tenaflly. Additionally, the installation of the ground equipment cabinets will be within the existing fenced compound. The proposed antennas will be located within the tree branch crown on the monopole. The proposed antennas do not require any change in the height of the monopole and will not change the appearance of the monopole. There is no expansion of the footprint of the compound. The height of the ground equipment will match the height of the existing shelter within the compound.

The Board received and reviewed Board Engineer David Hals' letter dated June 25, 2013. Mr. Foley indicated that the applicant will comply with Mr. Hals' recommendations.

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

- A. 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; and
- C. The applicant shall comply with all applicable Borough ordinances including the Borough's development fee ordinance; and

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

NEW BUSINESS

The board directed Ms. Dworkis to send a memo to the Mayor & Council outlining the changes made to Ordinance 13-10, which had been sent back to the Planning board for clarification. She will review the memo with Mr. Allen and Mrs. Gaines before forwarding said memo. Borough Attorney William McClure will be sent a copy of the memo.

A motion was made by Mr. Marcantonio and seconded by Mr. Kagy to cancel the July 10, 2013, Work Session due to lack of applications. A voice vote carried the motion. All voted in favor; none were opposed. Mrs. Dworkis will notice this cancellation accordingly.

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A motion was made by Mr. Marcantonio and seconded by Mrs. Gaines 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. The meeting was open to the public for comments. Mr. Mark Feldman, 133 Lylewood Drive, voiced his concerns/comments regarding Mr. Allen's absence from the meeting, COAH housing units and the Tenaflly Nature Center newsletter, which was listed under correspondence on the agenda. There being no one else from the public with comments, this portion of the meeting was closed.

Ms. Dworkis informed the board that she would be leaving the employ of the Borough of Tenaflly effective July 12, 2013. Her husband has accepted a position at the University of Maryland; and they will be moving to Washington, DC. She commented that she enjoyed her time working with all the board members. The Tenaflly Planning Board wished her well in her future endeavors.

A motion was made by Mr. Marcantonio and seconded by Councilman Warms adjourn the meeting at 8:40 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary