

Approved 8/27/14

**WORK SESSION OF THE
TENAFLY PLANNING BOARD
AUGUST 13, 2014**

Chairperson MaryBeth 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	Eugene Marcantonio
	Marc Harrison	Sheryl Gaines
	Eugene Kwon	

Board members absent:	Ted Kagy	Jeffrey Toonkel
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Others present:	Joseph Tristano, Esq.
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A motion was made by Mr. Marcantonio and seconded by Mr. Allen to approve the notes of the Work Session of July 9, 2014, with several corrections. A voice vote carried the motion. All voted in favor; none were opposed.

NEW BUSINESS

There was a brief discussion re: Home Based Occupations. Borough Planner Joe Burgis had forwarded a letter on the subject on July 25, 2014. All board members had reviewed the letter. Board members voiced concerns for implementing an ordinance governing these types of operations. Most members expressed desire to keep residential areas residential and an ordinance permitting home based occupations would detract from that setting. There was no recommendation to approve and move forward on this matter.

There were some questions about an existing dental office in a home and what would happen if the property was sold. Mr. Tristano will investigate and report back to the board his findings.

Borough Planner Joe Burgis had forwarded his Housing Plan 2014 Professional Planning Services Proposal in a letter dated July 25, 2014. The cost of the proposal is capped at \$30,000, which far exceeds the \$17,500 proposal from several years ago, which was never implemented. However, Mrs. Wilmit pointed out that this proposal covers much more work because new COAH regulations have expanded greatly. For every property the Borough wishes to name as an Affordable Housing Site, an Environmental Impact Study is required. This requires a tremendous amount of additional work; hence the increase in fees in the proposal. The costs for this proposal will be paid from the Affordable Housing Trust Fund.

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Board attorney Jeffrey Zenn had forwarded a letter to Mrs. Wilmit regarding legal additions/changes he would suggest for the proposal. Many of his suggestions had been incorporated into other proposals from Burgis Associates. Mrs. Wilmit reviewed Mr. Zenn's letter and recommendations with the board. A motion was made by Mrs. Gaines and seconded by Mr. Allen to approve this proposal with the recommendations from Mr. Zenn. A voice vote carried the motion. All voted in favor; none were opposed. Mrs. Nicolosi will forward all recommendations to Mr. Burgis and will have Mrs. Wilmit sign the proposal when all changes have been completed.

Several emails had been circulated to the Board members from Cyndi Steiner, Executive Director of the New Jersey Bike & Walk Coalition. Mayor Rustin will bring up the issue of police training and enforcement of laws on Route 9W to Chief Chamberlain at the next Police Commission Meeting. It was suggested that Mayor Rustin write a letter to County Executive Kathleen Donovan to request bicycle signage along Knickerbocker Road.

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison to adjourn the meeting at 8:44 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary