

Approved 1/14/15

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
DECEMBER 10, 2014**

Vice Chairman Gus Allen called the meeting to order at 8:10 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

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

Others present:	Jeffrey Zenn, Board Attorney
	Gary Callahan, Schwanewede/Hals Engineering

A motion was made by Mr. Kagy and seconded by Mr. Harrison to approve the minutes of the Regular Public Meeting of November 12, 2014. A voice vote of all eligible members carried the motion.

PUBLIC HEARINGS

PB#1-14-06 - Site Plan with Variance

Applicant: Tenafly Railroad, LLC
Block 1003, Lot 3
21 Grove Street

Mr. Zenn announced that Elliot Urdang, Esq. is requesting a continuation of this application to the next Re-Organization Meeting on Wednesday, January 14, 2015, at 8:00 p.m. No further notification is required. A motion was made by Mr. Kagy and seconded by Mr. Marcantonio to approve this request. A voice vote carried the motion; none were opposed.

PB#1-14-08 - Minor Subdivision

Applicant: Estate of Mary Sue Dean
Block 3002, Lot 4
274 Woodland Street

Nicholas G. Sekas, Esq. is the attorney for the applicant. Mr. Zenn noted that all documentation has been reviewed and is in order for the application. Mr. Sekas called upon Mr. Kenneth J. Job as his witness. Mr. Job gave his credentials to the board and was accepted as an expert in the field of engineering and planning.

The Property at 274 Woodland Street is located on the westerly side of Woodland Street in the R-40 Residential Zone District. The property contains 93,754 s.f. and has frontage on Woodland Street and Oxford Drive. The property contains an existing dwelling, driveway, swimming pool and pool house. The proposal is to subdivide the property into two properties. One property will

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front on Woodland Street and will contain the house, driveway and swimming pool. The second lot will front on Oxford Drive and will be a new building lot. Each of the proposed lots is conforming to the R-40 zone district requirements.

Mr. Job proceeded to review the plans previously submitted to the board. He noted that pursuant to Mr. Hals' letter of October 22, 2014, that the detention basin outflow can be piped to the existing drainage system located in Oxford Drive. The existing pool house and part of the stone patio will be removed because of its locations to the proposed property line. The gas service to the pool house will need to be removed.

The meeting was open to the public with questions for Mr. Job. Mr. Josh Levinson from Woodland Street had questions/comments regarding drainage and the sale of the lots. There being nothing further from the public with questions, this portion of the meeting was closed.

Mayor Rustin had concerns with the possibility of a mosquito problem in the pond on the property. The applicant assured the board that he will monitor the situation and agreed to treat any issues arising from the pond.

The meeting was opened to the public with comments on the entire application. There being no one present for comments, this portion of the meeting was closed.

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison that the application of the Estate of Mary Sue Dean for minor subdivision approval be granted upon the following conditions:

A. The applicant shall comply with all requirements set forth by the Board Engineer's letter of October 22, 2014, as follows:

1. A surface detention basin is located at the southwest corner of 274 Woodland Street on proposed lot 4.01. That detention basin outlets to a water course that flows southwest to lot 16 (99 Oxford Drive). The driveway and home of 99 Oxford Drive has a history of being flooded by the runoff from the stream. The requirement of this Board is that upon constructing a dwelling on proposed new lot 4.02, the applicant will be required to construct drainage improvements such that the detention basin on lot 4.01 is piped out across proposed lot 4.02 into the existing drainage system located on Oxford Drive. This shall be subject to the review and approval of the Board and Borough Engineers.

2. The manhole shown approximately 75 feet west of the end of the driveway of 274 Woodland Street shall be verified since that differs from the Borough's sewer maps. That shall be subject to the review and approval of the Board Engineer.

3. The applicant's engineer testified that the pool house has gas service and therefore the gas service shall be removed prior to razing the pool house.

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B. The applicant shall maintain the property (both lots) in substantially similar condition to that which it is in currently so as to prevent the property from becoming a nuisance, a breeding ground for mosquitos or otherwise an eyesore to the neighborhood until such time as a dwelling is constructed on new lot 4.02.

C. No building permits for the property (either lot 4.01 or 4.02) shall be issued unless and until the improvements thereon to be removed are, in fact, removed and the conditions recited herein have been completed per the Board Engineer's reasonable satisfaction.

D. The applicant shall post performance bonds and cash escrow deposits as are determined by the Borough Engineer to be necessary pursuant to the zoning ordinance of the Borough of Tenaflly and said performance bonds shall be posted with the Borough Clerk in a form satisfactory to the Borough Attorney and Mayor and Council.

E. The applicants shall comply with all applicable laws and regulations regarding the development of the subject premises.

F. The applicant shall comply with the Borough's Development Fee Ordinance at the time it seeks a construction permit.

G. This approval is conditioned on the applicant obtaining all of the necessary governmental permits and approvals, including, but not limited to, Bergen County Planning Board and Bergen County Soil Conservation District approval.

H. Applicant shall submit a proposed form of subdivision deed subject to the review and approval of the Planning Board attorney and the Board Engineer.

The roll was called and the motion carried. VOTING YES: Mrs. Wilmit, Mr. Allen, Mr. Tremble, Mr. Harrison, Mr. Marcantonio, Mr. Kagy, Mrs. Gaines, Councilman Warms and Mayor Rustin. VOTING NO: None

NEW BUSINESS

Mrs. Nicolosi gave a brief overview of the proposed 2015 Planning Board Budget. She will be meeting with Borough Administrator Jewel Thompson-Chin and Chief Financial Officer Gene Vinci in the next several weeks to review for presentation to the Mayor & Council. It was noted that the proposed budget is far less than last year's budget due to the fact that the 2014 Housing and Fair Share Plan work will be paid from the Affordable Housing Trust Fund. Mrs. Nicolosi has also completed all required course work for her certification and will only need continuing education credits from this point forward.

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

The board returned to the Public Meeting. Mrs. Wilmit noted that there has been a lack of action on the part of COAH. There were no committee reports this evening. It was noted that Willow Run in Cresskill has been sold and there are plans for development on the site.

It was noted that there will be a brief Planning Board meeting next week followed by the board's annual holiday dinner at Mr. Wok.

A motion was made by Mr. Kagy and seconded by Mr. Harrison to adjourn the meeting at 8:48 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary