

Approved 3/12/14

**WORK SESSION OF THE
TENAFLY PLANNING BOARD
FEBRUARY 12, 2014**

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	Jeffrey Toonkel
	Marc Harrison	Eugene Marcantonio
	Ted Kagy	Sheryl Gaines
	Eugene Kwon	

Others present: Jeffrey Zenn, Esq.

A motion was made by Mr. Kagy and seconded by Councilman Warms to approve the Regular Public Meeting minutes of January 22, 2014. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mr. Marcantonio and seconded by Mr. Tremble to approve the Approval Resolution with conditions for PB#1-13-16, Applicant: Bergen County United Way/Madeline Housing Partners, LLC, Special Needs Housing, Block 901, Lot 44, 311 Tenafly Road. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Tremble, Mr. Marcantonio, Mr. Kagy, Mrs. Gaines, Mr. Kwon, Councilman Warms and Mayor Rustin.

SITE PLAN WAIVER

PB#1-14-02 – Site Plain Waiver (Change of a permitted use)

Applicant: Lewis Almonte

31A Washington Street, Block 1010, Lot 9

Mr. Lewis Almonte was in attendance at the meeting and explained that he was taking over the premises previously occupied by Petite Paperie to open a bicycle shop. He will sell bicycles, components/parts, clothing, accessories and any items necessary for the shop. There will be sales and repairs on site. There will be a maximum of four (4) employees. He has one (1) parking space included with his lease. He was advised to apply for employee parking permits from the Borough. He noted that his employees will most likely bike to work.

Mr. Allen informed him about the Tenafly Rotary collection and distribution of old bicycles program. Mr. Almonte noted that he participates in the “Recycle A Bicycle Program”, which donates used bicycles to the less fortunate. He noted that he and his family have been in the bicycle business for many years.

Approved 3/12/14

Tenaflly Planning Board Work Session
February 12, 2014
Page 2

Mr. Zenn noted that Planning Board Engineer David Hals had no issues with this application. Zoning Officer Bob Byrnes had reviewed the application as well.

A motion was made by Mr. Marcantonio and seconded by Mr. Allen to approve this Site Plan Waiver application as submitted. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Tremble, Mr. Toonkel, Mr. Harrison, Mr. Marcantonio, Mr. Kagy, Councilman Warmes and Mayor Rustin.

Mr. Toonkel noted that the Environmental Commission is working with DPW Director Bob Culvert to bring solar power to the Department of Public Works. They are reviewing an ordinance from another town regarding the use of asphalt/cement that is permeable.

Mr. Tremble noted that the Historic Preservation Commission is recommending that 53 Knickerbocker Road be designated as a historic landmark to the Mayor & Council. The Planning Board has received a letter from David Wall, Historic Preservation Commission Chairman, regarding this designation. It was noted that the topic will be on the February 25, 2014 agenda for the Mayor & Council. If the Mayor & Council wishes to proceed with the designation, the Planning Board will be notified.

There was some discussion on the Open Space Element of the Master Plan, which was never adopted. Also discussed was the issue of noncontiguous clustering. Mr. Zenn will reach out to Borough Planner Joe Burgis and report back to the board his opinion on noncontiguous clustering as it pertains to the Borough. This topic will be placed on the February 26, 2014 agenda.

It was noted that the Mayor & Council are waiting for Borough Attorney William McClure to write the ordinance to rescind the Site Plan Waiver Application Process as it presently is written. Had the ordinance been rescinded, the application the board heard this evening would have been reviewed and approved by Zoning Officer Bob Byrnes. The applicant would not have had to go through the application process or submit an application fee and escrow check to the Borough.

Mr. Toonkel noted that the soccer cage project is on hold due to the weather conditions. Once the weather improves, the project should be completed in approximately ten (10) work days.

A motion was made by Mr. Marcantonio and seconded by Mr. Kagy to adjourn the meeting at 8:59 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary