

Approved 3/12/14

**REGULAR PUBLIC MEETING OF THE  
TENAFLY PLANNING BOARD  
February 26, 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:	Mary Beth Wilmit	Councilman Jon Warms
	Gus Allen	Kevin Tremble
	Eugene Marcantonio	Marc Harrison
	Sheryl Gaines	Eugene Kwon

Voting members absent:	Mayor Peter Rustin	Ted Kagy
	Jeffrey Toonkel	

Others present: Jeffrey Zenn, Esq.

A motion was made by Mr. Tremble and seconded by Mr. Marcantonio to adopt the Resolution of Approval with conditions for PB#1-14-02, Applicant: Lewis Almonte, 31A Washington Street, Block 1010, Lot 9. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Tremble, Mr. Harrison, Mr. Marcantonio and Councilman Warms.

It was noted that the Site Plan Waiver application included on the agenda for this evening was never received by the Planning Board.

Mr. Zenn discussed non-contiguous clustering with the board. He had been in contact with Borough Planner Joe Burgis to discuss this topic. Mr. Burgis noted that this land use method is beneficial to municipalities with more open land. There is a 28 page amendment that Mr. Burgis could review for the board. Mrs. Nicolosi was asked to get a proposal from Mr. Burgis to perform this review and submit a covering memorandum to the Board, including how COAH obligations may be affected with implementation. Mr. Zenn will contact someone at NJ Future to discuss the benefits/repercussions of non-contiguous clustering.

The board would like to review the 2008 Conservation Overlay Zone Ordinance which was never approved. Mrs. Nicolosi will redistribute copies of this draft ordinance to all board members and the topic will be placed on the Work Session agenda for March 12, 2014.

Councilman Warms indicated that the proposed ordinance regarding the site plan waiver application process was discussed at the Mayor & Council meeting last evening. The Zoning Official shall make a determination as to whether or not the application proposes any change or material expansion of the most recently approved use of the property. The board has concerns regarding implementation of this ordinance as written. Board members want to be assured that it will be administrated in a non-discriminatory manner. Councilman Warms was asked to contact

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Borough Attorney William McClure to review the ordinance and include language to protect that all applicants are treated equally.

It was noted that there is an administrative change needed to the Borough Code to note building height on Schedule B. Mrs. Nicolosi will work with Borough officials to implement this change.

Councilman Warms noted that the Historic Preservation Commission had sent the Mayor & Council a letter dated February 12, 2014, re: "Final Report to the Public on Recommendation of Landmark Status for Block 602, Lot 9, also known as 53 Knickerbocker Road, Tenaflly, New Jersey." The Planning Board had received a copy of the same letter. Councilman Warms reported that the Mayor & Council discussed the HPC correspondence at its meeting last evening and are requesting that the Planning Board review and comment on the report. Mr. Tremble explained the procedures for landmark status recommendations. Mrs. Nicolosi noted that she had not received any correspondence from the Borough Clerk on the matter. Mr. Zenn noted that the Planning Board can only act if there is a request to do so by the governing body. If notification is received from the Clerk's Office, the matter will be placed on the next available Planning Board meeting agenda.

Mrs. Wilmit noted that she had presented the 2014 Planning Board budget to Mayor & Council. She is unaware of whether they approved the budget in total or whether cuts were made.

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

Respectfully submitted,

Valerie B. Nicolosi  
Planning Board Secretary