

Approved 2/12/14

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
January 22, 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 Warms
	Mary Beth Wilmit	Gus Allen
	Kevin Tremble	Eugene Marcantonio
	Ted Kagy	Sheryl Gaines
	Eugene Kwon	

Voting members absent:	Marc Harrison	Jeffrey Toonkel
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Others present:	Jeffrey Zenn, Esq.
	Andrew Hipolit, P.A.

APPROVAL OF MINUTES

A motion was made by Councilman Warms and seconded by Mr. Allen to approve the minutes of the Re-Organization Meeting of January 8, 2014. A voice vote carried the motion. All voted in favor; none were opposed.

INFORMAL REVIEW

PB#1-14-01, Field Lighting and Turf Field at John B. Geissinger Field

Tenaflly High School
10 Sunset Lane

The following individuals were present for this informal review:

Vince Benenati, Supervisor of Buildings & Grounds, Tenaflly Public Schools
Christopher Sanders, Architect, DiCara/Rubino Architects
Jeff Morris, Engineer, Boswell Engineering

Mr. Morris was sworn in and gave his credentials to the board. He was qualified and accepted as an expert in the field of engineering. The Planning Board reviewed plans entitled "New Field Lighting and Turf Field at: John B. Geissinger Field" dated 12/13/13 prepared by Boswell Engineering. The board also reviewed a letter dated January 22, 2014, from its engineer, David Hals, Schwanewede/Hals Engineering.

A motion was made by Mr. Marcantonio and seconded by Mr. Kagy to advise the New Jersey Department of Education that these plans are viewed favorably by the Planning Board.

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A recommendation was made that the Board of Education should conduct a pre-construction lighting survey of Sunset Lane and Jefferson Avenue and incorporate those values in the design of the field lighting.

The motion was carried with the following roll call vote:

FOR: Mrs. Wilmit, Mr. Allen, Mr. Marcantonio, Mr. Kagy, Mrs. Gaines, Mr. Kwon,
Councilman Warms and Mayor Rustin
ABSTAIN: Mr. Tremble

PUBLIC HEARINGS SCHEDULED FOR THIS EVENING

PB#1-13-16 - Site Plan Application/Variance

Applicant: Bergen County United Way/Madeline Housing Partners, LLC
Special Needs Housing
Block 901, Lot 44
311 Tenaflly Road

The applicant presented proof in the form of an Affidavit that it complied with the statutory requirements of service of notice of the application to all owners within 200 feet and publication of such notice. Mr. Zenn advised that all notice documentation is in order for this application.

Mr. Gregg Padovano is the attorney for the applicant. The applicant, Bergen County United Way and Madeline Housing Partners, LLC, has submitted plans seeking preliminary and final site plan approval as well as 'c' variance relief to construct two (2) residential buildings, which will contain a total of six (6) special needs housing units. The residential buildings will contain a total of ten (10) bedrooms. A total of eight (8) parking spaces, including two (2) handicapped spaces, are provided; and

Board members were provided with copies of the following:

1. Plans entitled "Preliminary and Final Site Plan, Block 901 – Lot 44, 311 Tenaflly Road, BCUW/Madeline Housing Partners, LLC, Borough of Tenaflly, Bergen County, New Jersey," prepared by Mark A. Palus, P.E., P.P. of MAP Engineering, Inc., dated August 8, 2013
2. Survey entitled, "Survey, Block 901 – Lot 44, 311 Tenaflly Road, for, Borough of Tenaflly, Bergen County, New Jersey," prepared by David A. Hals, P.E., L.S., P.P. of Schwanewede/Hals Engineering, dated June 28, 2012, revised through March 18, 2013
3. Architectural plan entitled "Tenaflly Special Needs Housing, Tenaflly Road – Tenaflly – New Jersey, a Bergen County United Way and Madeline Corp., N.F.P. Partnership," prepared by Raymond J. Virgona, R.A., of Virgona + Virgona

- Architects Planners, dated August 2, 2013
4. Report entitled, "Drainage Calculations, for, BCUW/Madeline Housing Partners, LLC, 311 Tenafly Road, Borough of Tenafly, Bergen County, N.J.," prepared by Mark A. Palus, P.E., P.P. of MAP Engineering, Inc., dated August 5, 2013

The Planning Board also received and reviewed a letter report of the Borough Engineer, Andrew R. Hipolit of Maser Consulting, P.A., dated January 2, 2014, a memo from its Planner, Burgis Associates, Inc. dated January 21, 2014, and a memo from Alden Blackwell, Tenafly Fire Official, dated January 22, 2014.

Mr. Padovano called upon Mr. Mark Palus of MAP Engineering, Inc. for his testimony. He gave his credentials to the board and was qualified as an expert in the field of engineering and planning. The following exhibits were marked and entered for the record:

- Exhibit A-1, 1/22/14, Colorized version of the Survey, Block 901, Lot 44, 311 Tenafly Road, prepared by Schwanewede/Hals Engineering dated 6/28/12
- Exhibit A-2, 1/22/14, Colorized version of Sheet 4 of 10, Landscaping and Lighting Plan, prepared by Map Engineering, Inc. dated 8/8/13

Mr. Palus described the site plan and testified on issues relating to the site engineering including lighting, drainage and storm water management issues. He testified that the rear of the property is adjacent to the Tenakill Brook which is a C-1 Waterway. The DEP has issued a Flood Hazard Permit which requires all improvements to be constructed as far from the waterway as possible. A copy of this Flood Hazard Permit will be provided.

He reviewed for the board the following variances that are needed:

1. Minimum front yard setback where 35 feet are required and 30.8 are provided
2. Number of parking spaces where under the Residential Site Improvement Standards ("RSIS") twelve (12) are required and eight (8) are provided
3. Location of parking since four (4) parking spaces are proposed to be located in the front yard where none are permitted
4. The maximum of number of two (2) bedroom units is 60% and applicant proposes 66%.

Mr. Palus also indicated that design waivers are needed for the size of the parking space stall where 9x18 is provided and the Land Development Regulations of Tenafly ("LDR") require 9.5x18 and the minimum drive aisle width is proposed at 24 feet where 25 feet are required by the LDR.

Board members noted that updated plans with sewer, gas and water lines shown would be beneficial and suggested that all utilities be trenched underground if possible. It was noted that some of the trees on the property look unhealthy. The applicant will work with DPW Director

Bob Culvert or his designee on the landscape plan. Another concern raised was the height of the lights on the site. The applicant will look into finding another, lower fixture; however, safety requirements must be met. The applicant was asked whether a generator would be provided on site. At the present time there are no plans to incorporate the installation of a generator.

The meeting was open to the public for questions of this witness. There being no one from the public with questions, this portion of the meeting was closed.

Mr. Padovano called upon Mr. James Virgona of Virgona & Virgona. He gave his credentials to the board and was qualified as an expert in the field of architecture. He described the proposed buildings and the units therein. He concurred with the testimony of the engineer concerning why the buildings and the entire development need to be pushed forward towards Tenaflly Road and away from the rear of the property which has a stream, the Tenakill Brook, adjacent to it.

The following exhibits were marked and entered for the record:

- Exhibit A-3, 1/22/14, Colorized rendering of the proposed units
- Exhibit A-4, 1/22/14, Colorized rendering with three (3) views of the proposed buildings

He briefly explained his color renderings of the proposed units and buildings. It was noted that all buildings are one story with an attic. In regard to the generator issue raised previously, he noted that most individuals living in these facilities will have a family member nearby who will take them off site in the event of a power failure.

Board members inquired regarding the emergency measures that would be in place in the buildings. Battery-powered backup lights are provided. Mail will be delivered to a bank of mailboxes at each building. It was suggested that the trash enclosure be moved and screened.

The meeting was open to the public for questions of this witness. There being no one from the public with questions, this portion of the meeting was closed.

Mr. Padovano called upon Gina Plotino, Director of Communications of the Bergen County United Way. She testified that the ten (10) residents will have developmental disabilities but because they will be high-functioning individuals, they will be capable of independent living and not require 24 hour support staff, however, services providers will be on site at various times with them. She indicated that a number of families in Tenaflly have inquired about the housing opportunities and any further inquiries could be directed to her at the United Way. She also noted that most residents do not drive. Ages of the residents range from ages 21 to 50. There are presently 800 people on the waiting list in New Jersey.

The meeting was open to the public for questions of this witness. There being no one from the public with questions, this portion of the meeting was closed.

A motion was made by Mr. Tremble and seconded by Mr. Marcantonio that the application of BCUW/Madeline Housing Partners, LLC for site plan approval be approved and granted with a waiver of all site plan requirements not complied with upon the following stipulations and conditions along with those in the memorializing resolution:

- A. The applicant will file with the Borough Engineer and the building department revised plans in accordance with the applicant's representatives' testimony before the Planning Board and as set forth in the Borough Engineer's letter report of January 2, 2012.
- B. The applicant shall comply with all applicable requirements set forth in the reports of the Tenaflly Fire Department.
- C. The applicant shall comply with any applicable requirements set forth in subsequently received reports of the Tenaflly Police Department.
- D. The applicant shall comply with the following conditions subject to review and approval of the Borough Engineer:
 - (a) electrical lines shall be trenched underground;
 - (b) applicant will look at lowering the height of the lights to 12 feet and still maintain appropriate safety and security. This shall be done in conjunction with the Borough Engineer;
 - (c) applicant shall relocate the dumpster to another location on the site to be reviewed and approved by the Borough Engineer;
 - (d) applicant to install a sidewalk from Tenaflly Road to the buildings; and
 - (e) applicant shall revise the tree planting on the north side of the property in conjunction with Tenaflly DPW Director, Bob Culvert or his designee.

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.

A motion was made by Mr. Marcantonio and seconded by Mr. Allen to go into Closed Session to discuss personnel matters. The board returned to the Public Meeting.

APPOINTMENTS

Planning Board Planner:

A motion was made by Mr. Kagy seconded by Mrs. Gaines to approve the resolution to appoint the planning firm of Burgis Associates, Inc. specifically Joseph Burgis, as Planner to the Planning Board. A voice vote carried the motion unanimously. Joseph Burgis is the planner for the Tenaflly Planning Board for the calendar year 2014.

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Planning Board Attorney:

A motion was made by Mrs. Gaines and seconded by Mr. Kagy to approve the resolution to appoint Sokol, Behot & Fiorenzo, specifically Jeffrey A. Zenn, Esq, as Attorney to the Planning Board with an increase in his hourly wage to \$165.00 per hour. A voice vote carried the motion unanimously. Jeffrey Zenn is the attorney for the Tenaflly Planning Board for the calendar year 2014.

COMMITTEE REPORTS

Mr. Tremble advised the Planning Board that the Tenaflly Historic Preservation Commission will be forwarding a resolution to the Mayor & Council recommending that 53 Knickerbocker Road be designated as a historic site.

A motion was made by Mr. Marcantonio and seconded by Mr. Allen to adjourn the meeting at 10:58 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary