

Approved 10/8/14

**WORK SESSION OF THE
TENAFLY PLANNING BOARD
SEPTEMBER 10, 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	Gus Allen
	Eugene Marcantonio	Ted Kagy
	Sheryl Gaines	

Board members absent:	Kevin Tremble	Marc Harrison
	Eugene Kwon	

Others present:	Jeffrey Zenn, Esq.
	David Hals, P.E.

Mrs. Wilmit noted that long-time board member Jeffrey Toonkel had tendered his resignation from the Planning Board effective the end of August. He will be moving from Tenafly but will remain active with his sports events. The board collectively wished him well. He will be invited to the December holiday party.

INFORMAL PRESENTATION

Mr. Anthony Iovino, A.I.A., Arcari & Iovino, was present this evening to briefly review the proposed new Tenafly Department of Public Works Building. Board members had been provided with plans entitled "Site Plan, Building Plans & Proposed Renderings". Mr. Iovino distributed a sheet entitled "Proposed Elevations". He reviewed all plans with the board. The new building will be constructed on the site of the existing parking lot. The old building will not be demolished until after construction, whereby permitting the DPW to function at its present location without an interruption in services. There will be additional parking spaces with the new building, which will follow the setbacks on the streetscape. It will be a 5,900 sq. ft., 2-story building. The building will not be LEED certified; however, all attempts will be made to make it as green as possible. There is an elevator in the building. An emergency generator is proposed for the site. Board members suggested that a large unit be installed to sustain the entire building during any power outages. There have been many, many such outages in the past several years. Board members were pleased with Mr. Iovino's presentation.

OLD BUSINESS

The board briefly discussed a letter which had been submitted by Elliot Urdang, Esq. on behalf of 49 Atwood Avenue, LLC (Muggeo) regarding making a change to the Developer's Agreement. The board was given a brief history of the application. Mrs. Nicolosi noted that Mr. Muggeo had brought

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in a replenishment escrow check and that the professionals would be paid shortly. This was a stipulation for discussion of this letter tonight. Board members did not wish to permit any changes to the Developer's Agreement. Since procedurally a Developer's Agreement is between the developer and the Mayor & Council, the applicant can appeal directly to the Mayor & Council for relief. Mrs. Nicolosi will notify Messrs. Urdang and Muggeo of the decision of the Planning Board.

Mrs. Wilmit noted that correspondence had been received from The Barbera Family regarding Chestnut Street. It was expected that they would be coming to next week's meeting. Some of the letter references 21 Grove Street and presently there is an application pending before the Planning Board for the owner of that property. It was suggested that the letter from the Barbera family be reviewed for that meeting and they be asked to appear at the hearing for that application on Wednesday, October 22, 2014. Mrs. Nicolosi will contact them with the board's recommendation.

Since there are no applications scheduled for the Regular Public Meeting of September 17, 2014, a motion was made by Mr. Marcantonio and seconded by Mr. Kagy to cancel the meeting. A voice vote carried the motion. All voted in favor; none were opposed. Mrs. Nicolosi will make the appropriate notifications of the cancellation.

Mr. Joe Burgis of Burgis Associates Inc. will be asked to attend the Work Session of October 8, 2014, to discuss his memo of August 27, 2014, on Inclusionary Zoning Ordinances. This memorandum will be forwarded to board members shortly for review.

Mr. Allen started a brief conversation on the deer population in Tenaflly. He urged the Mayor & Council to think about deer culling.

Mrs. Nicolosi noted that the Annual Flu Clinic is scheduled for Friday, October 10, 2014, in the McCandless Room from 1:00 – 4:00 p.m. High dose flu vaccines will be available to Tenaflly residents over the age of 65.

A motion was made by Councilman Warms and seconded by Mr. Marcantonio to adjourn the meeting at 8:55 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary