

Approved 4/22/15

**SPECIAL PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
APRIL 8, 2015**

Vice Chairman Gus Allen 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 Mark Zinna
	Kevin Tremble	Gus Allen
	Eugene Marcantonio	Jon Warms
	Ted Kagy	Sheryl Gaines

Voting members absent:	MaryBeth Wilmit	Marc Harrison
	Eugene Kwon	

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

A motion was made by Councilman Zinna and seconded by Mr. Kagy to approve the minutes of the Regular Public Meeting of March 25, 2015. A voice vote carried the motion. All eligible members voted in favor; none were opposed.

A motion was made by Mr. Marcantonio and seconded by Mr. Warms to approve the Resolution of Approval for PB#1-15-02, Applicant: Build To Please, LLC, Block 412, Lot 2, 88 Norman Place. The roll was called and the motion carried. Voting YES: Mr. Allen, Mr. Warms, Mr. Marcantonio, Mr. Kagy and Councilman Zinna.

A motion was made by Councilman Zinna and seconded by Mr. Warms to approve the Resolution of Approval for PB#1-15-01, Applicant: Jerry O'Brien/O'Brien Signature Homes, LLC, Block 124, Lot 13, 195 Jefferson Avenue. The roll was called and the motion carried. Voting YES: Mr. Allen, Mr. Tremble, Mr. Warms, Mr. Marcantonio, Mr. Kagy, Councilman Zinna and Mayor Rustin.

A motion was made by Mr. Marcantonio and seconded by Mr. Warms to approve the Resolution of Approval for PB#1-15-03, Applicant: 50 Knickerbocker LLC, Block 603, Lot 45, 50 Knickerbocker Road. The roll was called and the motion carried. Voting YES: Mr. Allen, Mr. Warms, Mr. Marcantonio, Mr. Kagy, Councilman Zinna and Mayor Rustin.

PUBLIC HEARING

PB#1-15-05, Site Plan w/variances

Block 1005, Lot 9

87 County Road

Applicant: Dr. Imad Baghal

Approved 4/22/15

Tenafly Planning Board Special Public Meeting
April 8, 2015
Page 2

Mr. Stephen Sinisi is the attorney for the applicant. He explained that the application would not be heard this evening due to a deficiency in the notice requirements. Mr. Sinisi noted that in the interest of avoiding any jurisdictional challenge, that he would briefly introduce the application and reschedule the hearing to another date. The property is located on the westerly side of County Road in the B-2, Commercial Zone District. The site is 29,213 square feet in size and is currently developed with a two-story restaurant with 40 on-site parking spaces. The proposal is to remove the existing building and pavement and construct a new 2-story child care center with a rear playground. The applicant is Dr. Imad Baghal. He intends to utilize the services of "The Learning Experience" to manage the child care center.

Mr. Sinisi will present several witnesses during the hearing. He is in receipt of Mr. Hals' letter dated April 3, 2015, and will be submitting revised engineering plans as well as a major soil moving application prior to the next hearing.

Mr. Sinisi requested that the Work Session of May 13, 2015, be converted to a Special Public Meeting for the purpose of commencing with the application. He will re-notice in the newspaper as well as notice via mail to those located within 200' of the property. The board had no objection to converting the Work Session to a Special Public Meeting at 8:00 p.m. as requested. Mrs. Nicolosi will handle publication/posting for the Planning Board.

COMMITTEE REPORTS

Councilman Zinna advised the board that the COAH Counsel has drafted language for the Declaratory Judgment. He will provide the board with the approved resolution from the Mayor & Council.

Board members would like to see the Site Plan Review Committee meet with representatives from 53 Knickerbocker LLC, regarding the proposed subdivision at 53 Knickerbocker Road. The application has not yet been deemed complete by Mr. Hals. Mrs. Nicolosi will schedule this Site Plan Review Committee meeting.

A motion was made by Mayor Rustin and seconded by Mr. Kagy to adjourn the meeting at 8:25 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary