

Approved 10/28/15

**REGULAR PUBLIC MEETING OF THE  
TENAFLY PLANNING BOARD  
AUGUST 26, 2015**

Acting Chairperson Marc Harrison 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	Sheryl Gaines
	Gene Marcantonio	Marc Harrison
	Jon Warms	Eugene Kwon

Voting members absent:	Mary Beth Wilmit	Councilman Mark Zinna
	Kevin Tremble	Gus Allen
	Ted Kagy	

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

A motion was made by Mr. Marantonio and seconded by Mayor Rustin to approve the minutes of the Public Meeting of July 22, 2015. A voice vote carried the motion. All eligible members voted in favor; none were opposed.

A motion was made by Mayor Rustin and seconded by Mr. Warms to approve the Resolution of Approval for PB#1-15-06, Applicant: Marc Celli & Christopher Arp, Block 802, Lot 9, 59 George Street. The roll was called and the motion carried. Voting YES: Mr. Warms, Mr. Marcantonio, Mr. Harrison and Mayor Rustin.

**PUBLIC HEARING**

**PB# 1-15-08**, Site Plan

Block 503, Lot 1

188 Knickerbocker Road

**Applicant: Knickerbocker Country Club c/o Russell R. Huntington, Esq.**

Mr. Kwon being a member of Knickerbocker Country Club, the applicant recused himself from participating in the hearing. Mr. William Bailey of Huntington Bailey is the attorney for the applicant. Mr. Zenn noted that all documentation was in order for the application to proceed for hearing this evening. Mr. Bailey called upon Mr. William Dahn, Dahn & Krieger, Architects to review his plans for the board. He gave his credentials to the board and was accepted as an expert in the field of architecture. Mr. David Hals, Planning Board engineer, was also sworn in to give his testimony.

The property is located on the easterly side of Knickerbocker Road between Erledon Road and Country Club Road. The site is located in the R-20 Residential Zone District. The architectural plans indicate the current building is a one-story wood structure build in the 1960's to be demolished and replaced with a new two-story building with pool deck, platform tennis court and various patio & walkway improvements.

This will be a multi-purpose space with the potential to be open all year round. The new building on the first level will have locker rooms, restrooms and an indoor play area/winter storage room. It will also house all the pool and mechanical equipment, thereby eliminating seeing the equipment from Knickerbocker Road. There will be a new walkway from the parking lot and will continue between the first paddle tennis court and the pool deck. From that point you can enter the new stairway and descend to the lower level of the Pavilion. The new stairway also will link the pools to the platform tennis courts. The second floor of the new building will be level with the platform tennis courts. There will be a small prep kitchen in the new facility. The outdoor deck will cover 3 sides of the building facing the driving range, the pool and the platform tennis courts. The exiting food shack on the south side of the clubhouse will be removed and food will be available only at the new proposed building.

The following exhibits prepared by Mr. Dahn were entered into the record:

- Exhibit A-1, 8/26/15, Colorized rendering of the view of the proposed new clubhouse looking down to the pool at a southeasterly angle
- Exhibit A-2, 8/26/15, Colorized rendering of an aerial view over the pool area

Mr. Dahn noted that after receipt of Mr. Hals' review letter dated August 19, 2015, the previously proposed ridge height of 144.7' was reduced by 1.2' to be in compliance with the zoning requirement. Therefore, no variance is required. The building will be fully sprinklered. The floor area of the proposed building is 3,870 sq. ft. making it 800 sq. ft. larger than the original building.

There is the possibility of constructing of a fourth paddle tennis court just south of the three existing courts. The court was included in the plans for approval even though it will not be constructed for another three (3) years. This court is labelled "future" on the plans so that the approval granted will provide for future construction but it will not hinder the applicant obtaining a certificate of occupancy for the current construction.

After Mr. Dahn concluded his testimony, questions were posed by the board.

Mayor Rustin questioned the pool and mechanical equipment being housed indoors. Mr. Dahn explained that the room be well ventilated and sound-proofed. Mayor Rustin questioned the availability of renting the kitchen facility located on the second floor. Mr. Dahn explained that it will be available to members for parties but it will not be rented out for catered events. Food service will only be available on the upper pool terrace and the same chaise lounges will be placed at both the upper and lower areas.

The meeting was opened to the public for questions of Mr. Dahn. There being no one from the public with questions for him, this portion of the meeting was closed to the public.

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Mr. Bailey called upon Mr. Jeff Morris, Boswell Engineering, engineer for the applicant, to review the site plan for the board. He gave his credentials to the board and was accepted as an expert in the field of engineering.

Mr. Morris explained that after reviewing Mr. Hals' review letter of August 19, 2015, revisions were made. The following exhibits prepared by Mr. Morris were entered into the record:

- A-3, 8/26/15, Sheet 1 of 7, Knickerbocker Country Club Site Improvements, entitled "Cover Sheet", last revised 8/26/15
- A-4, 8/26/15, Sheet 2 of 7, entitled "Site Location Plan", last revised 8/26/15
- A-5, 8/26/15, Sheet 3 of 7, entitled "Existing Conditions Plan", last revised 8/26/15
- A-6, 8/26/15, Sheet 5 of 7, entitled "Partial Site Plan", last revised 8/26/15

Board members had not seen these revised plans prior to this hearing. Mr. Morris noted that the revised zoning table and conditional uses were added to the cover sheet. The new proposed building is visually unseen from Knickerbocker Road and shadowed by other buildings on the property. There is ADA accessibility from the parking lot to the lower pool area. The revised drainage report was hand delivered to David Hals making the changes per his review letter of August 19<sup>th</sup>. Mr. Morris explained that the proposed basketball court was removed from the proposal due to finding a underground drainage system located in that site. The system will be maintained and three (3) seepage pits will be added to collect the stormwater runoff. Mr. Hals' review letter also noted that the existing storm drainage system needs to be cleaned and inspected. Mr. Morris indicated that the Club is now aware of and will rectify the situation.

Mr. Morris maintains that there are six (6) trees within the 5 ft. of the building footprint which can be removed. Four (4) of the trees were planted by the Club and act as a barrier between the paddle tennis courts and the concrete area. These trees fall within the footprint of the new proposed building. They will save the one (1) oak tree south of the car path which is closest to the water lines and the one (1) Blue Spruce at the bottom of the area. There are two (2) Norway Spruce trees which will not come down until the fourth paddle tennis court is constructed.

After Mr. Morris concluded his testimony, questions were posed by the board. Mr. Hals confirmed Mayor Rustin's questions that all of the revisions were in compliance with the zoning ordinances. Mr. Hals also noted that the applicant in order to comply with Mr. Culvert's request regarding trees should file a tree permit/soil movement application. Mr. Hals explained that United Water requires the Hot Box for the water meter to be above ground and located 25 ft. from the road. The Hot Box provides a heater for the pipes, so they do not freeze.

The meeting was opened to the public for questions of Mr. Morris. Mr. Mark Cipollini, who lives on Palmer Avenue, commented that his home is one that is affected by the run-off. He is concerned how the new construction will affect his property and whether his retaining wall will need to be improved. Mr. Morris explained that with the addition of the three (3) new seepage pits which will decrease the

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run-off, therefore having no impact on the residents of Palmer Avenue. There being no one else from the public with questions for him, this portion of the meeting was closed to the public.

Mr. Hals questioned as to how many yards of soil would be moved for the construction of the new building. Mr. Morris concluded that since the existing and the proposed pool buildings are pretty close to grade, there would be less than 500 yards of soil excavated for the footings. He noted that no soil would be removed off-site and will be redistributed on the property.

Mr. Hals requested that the seepage pits be marked for the drainage system to be routinely maintained and in functioning order. Mr. Morris reiterated that the three (3) seepage pits are marked with open grates on top and will have access via site tubes on the manhole covers.

Mr. Morris addressed Item #4 on Mr. Hals' review letter of August 19, 2015 by removing the proposed basketball court and moving the utilities; this will alleviate the conflict with the existing underground drainage system and will adequately handle the volume of runoff.

The meeting was opened to the public for general questions or comments on the entire application. There being no one from the public with questions or comments on the entire application, this portion of the meeting was closed to the public.

Mr. Bailey concluded his presentation. The applicant has addressed all the comments in Mr. Hals' review letter. This is now a variance free-application. Mr. Bailey is respectfully requesting approval of this application.

Mr. Zenn reviewed that the site plan approval is subject to the applicant lowering the height of the ridge of the roof to no more than 35 feet so no height variance is needed. The fourth paddle court is labelled "future" and does not have to be constructed at the same time as the new pool house and may be constructed at some time in the future. The proposed half-court basketball court is withdrawn from the plans. The seepage pits must be marked, there must be access to them and must be cleaned and properly maintained by the appropriate maintenance procedures. The applicant must obtain a tree removal permit prior to removing any trees on site.

As all requirements have been met and are in compliance with the zoning regulations of the Borough of Tenafly, a motion was made by Mr. Marcantonio and seconded by Mrs. Gaines to approve the site plan and conditional use approval as submitted with all waivers, compliance with Mr. Hals' letter of August 19, 2015, and any and all Borough and statutory stipulations to be included in the memorializing resolution. The roll was called and the motion carried. Voting YES: Mr. Warms, Mr. Harrison, Mr. Marcantonio, Mrs. Gaines and Mayor Rustin.

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### **COMMITTEE REPORTS**

Special COAH Counsel Edward Buzak has requested an amendment to his professional services contract in continuing to provide legal services to the Borough. Discussion was held and the consensus of the members present was to revisit the issue with the full board at the upcoming Planning Board meeting scheduled for Wednesday, September 9, 2015 before recommending the proposed increase and contract amendment to the Mayor and Council.

A motion was made by Mrs. Gaines and seconded by Mr. Warms to adjourn at 9:15 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Christine Attanasio  
Acting Planning Board Secretary