

Approved 3/11/15

**WORK SESSION OF THE
TENAFLY PLANNING BOARD
FEBRUARY 11, 2015**

Chairperson 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	Mary Beth Wilmit
	Kevin Tremble	Gus Allen
	Jon Warms	Marc Harrison
	Ted Kagy	Eugene Kwon

Voting members absent:	Councilman Mark Zinna	Eugene Marcantonio
	Sheryl Gaines	

Others present:	Jeffrey Zenn, Esq.
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A motion was made by Mr. Kagy and seconded by Mr. Kwon to approve the Re-Organization Meeting minutes of January 14, 2015 (with a slight correction), and the Regular Public Meeting of January 28, 2015. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mr. Tremble and seconded by Mr. Kagy to approve the Approval Resolution with conditions for PB#1-14-06, Applicant: Tenafly Railroad, LLC, Block 1003, Lot 3, 21 Grove Street. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Tremble, Mr. Kagy and Mr. Kwon.

2015 COMMITTEES

Mrs. Wilmit reviewed the various Planning Board committees. The 2015 Planning Board Committees are listed below:

- ❖ SITE PLAN REVIEW—Jon Warms, Gus Allen, Mary Beth Wilmit
- ❖ LDR--Marc Harrison, Gene Marcantonio, Ted Kagy, Eugene Kwon
- ❖ OPEN SPACE/RECREATION--Gus Allen, Kevin Tremble, Ted Kagy
- ❖ COAH--Mary Beth Wilmit, Gus Allen, Jon Warms (alternate)
(Mayor & Council will be represented by Mayor Peter Rustin and Councilman Mark Zinna)
- ❖ TRANSPORTATION--Marc Harrison, Kevin Tremble, Councilman Mark Zinna
- ❖ MASTER PLAN--Gus Allen, Mary Beth Wilmit, Sheryl Gaines
- ❖ ENVIRONMENTAL COMMISSION REP. --Jon Warms
- ❖ HISTORIC PRESERVATION COMMISSION REP.--Kevin Tremble
- ❖ BUSINESS IMPROVEMENT DISTRICT REPS--Gus Allen, Kevin Tremble, Ted Kagy

Approved 3/11/15

Tenaflly Planning Board Work Session
February 11, 2015
Page 2

Mayor Rustin noted that Councilwoman Nadia LaMastra called for the BID to be disbanded at the Mayor & Council meeting last night. He will keep the board informed on the status of this situation.

A motion was made by Mr. Allen and seconded by Mr. Harrison to open the meeting to the public. A voice vote carried the motion. All were in favor; none were opposed.

Mr. Rocco Barbera of Chestnut Street voiced his objections to the application of Tenaflly Railroad LLC and urged the Planning Board to reconsider its approval memorialized by resolution this evening. He commented that he was unable to be heard on the application and had requested that the hearing be postponed until he was able to be in attendance. He made a brief photo presentation to the board about the parking conditions in the neighborhood. Mrs. Wilmit explained the application process and indicated that had Mr. Barbera been represented by an attorney to object to the application, he would have been afforded the opportunity to request that the hearing be postponed. Since this was not the case; he was not part of the application process. The Planning Board moved forward with the application. Mr. Zenn also explained that there were several members of the Mayor & Council on the Planning Board who had heard his concerns at Mayor & Council meetings held last year.

A motion was made by Mr. Allen and seconded by Mr. Tremble to return to the Public Meeting. A voice vote carried the motion. All were in favor; none were opposed.

The 2014 Planning Board Annual Report was reviewed. There were some corrections/additions. Mrs. Nicolosi will make the appropriate changes and submit same to Borough Administrator Jewel Thompson-Chin on Friday, February 13, 2015.

There was a brief discussion on the state's construction code in the aftermath of the Edgewater fire which destroyed the Avalon condominium development. The Planning Board recommended the Mayor & Council urge legislators to support stricter fire/building codes.

Mr. Tremble noted that Historic Preservation Commission members Mario Turchi and Karen Neus presented concept plans to the Mayor & Council for creating a stone or bronze monument in honor of Medal of Honor recipient Sgt. Nicholas Oresko, longtime Tenaflly resident who passed away recently. The monument will be set back several feet within the trees in the Municipal Oval on Tenaflly Road across from the Post Office. Tenaflly Historic Preservation Commission members will discuss options for the monument's design and funding for the project at the budget hearing with the Mayor & Council.

Mrs. Nicolosi gave the board a brief update on the COAH program in Tenaflly. There is no movement at the State level. The Tenaflly Rehabilitation Program is moving forward. The funding level of the loan was raised from \$15,000 to \$25,000. The program was reintroduced to Tenaflly residents and the response was very good. Many people applied for the program. Some applicants

Approved 3/11/15

Tenaflly Planning Board Work Session
February 11, 2015
Page 3

were ineligible because income levels exceeded the limit. Presently, there are potentially six (6) income-qualified applicants. Contractor quotes are being sought for one (1) applicant who is ready to proceed. The other applicants are going through the submittal process of establishing income eligibility. The program will continue in 2015.

Mrs. Nicolosi noted that she has been inputting Developers' Fees/Expenditures into COAH's Trust Fund database. She is pleased to report that 2014 is completed. An email was received from COAH announcing that the deadline for submission of our reports has been extended; however, no deadline was given for submission. The money levels are getting high. The Borough should look at properties/ways to utilize "old" money so the State cannot reclaim these funds.

Mrs. Nicolosi worked with David Novak at Burgis Associates Inc. to get information to COAH for the Projects/Units database for the Borough. Tenaflly Special Needs Housing, 311 Tenaflly Road, was originally the Kim property and the Borough was to receive four (4) COAH credits. Paperwork has been filed and now the Borough will be getting a total of ten (10) credits. This project is based on the number of beds in the development.

Documentation has also been provided to COAH for Brightview Assisted Living located on Madison, Hudson and Atwood Avenues. The Borough should be approved for a total of nine (9) COAH credits. This project is based on the number of Medicaid beds in the facility. Mr. Novak contacted both Planning Board attorney Zenn and David Holland at Shelter Development, the applicant for the center, to work on the numbers for this project.

Additionally, all but one (1) of the units at The Plaza at Tenaflly is sold. The application process is complete for that; however, the owner is trying to obtain a mortgage. The Borough has seventeen (17) COAH credits in that development.

The Crossings at Grove Street has the Borough receiving nine (9) COAH credits. Four (4) of the units are rental units. Mrs. Nicolosi will follow-up with Borough Planner Joe Burgis and David Novak to see if the Borough is eligible to receive double credits for the rental units.

A motion was made by Mr. Allen and seconded by Mr. Kagy to adjourn the meeting at 9:03 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary