

Approved 7/22/15

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
JUNE 24, 2015**

Chairwoman Mary Beth 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 Mark Zinna
	Mary Beth Wilmit	Gene Marcantonio
	Kevin Tremble	Gus Allen
	Jon Warms	Ted Kagy

Voting members absent:	Marc Harrison	Sheryl Gaines
	Eugene Kwon	

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

A motion was made by Mr. Kagy and seconded by Mr. Marcantonio to approve the minutes of the Special Public Meeting of June 10, 2015. A voice vote carried the motion. All eligible members voted in favor; none were opposed.

PUBLIC HEARING

PB# 1-15-07, Major Subdivision
Block 602, Lot 9
53 Knickerbocker Road
Applicant: 53 Knickerbocker LLC

Mr. Zenn indicated that all documentation is in order for this application hearing to proceed this evening. Mr. David Watkins is the attorney for the applicant. He explained the property at 53 Knickerbocker Road is proposed to be subdivided into ten (10) new building lots. A new 500' long street is to be constructed to provide access to the proposed lots. He advised the board that he has reviewed all reports submitted to the Planning Board regarding this application.

Mr. Watkins called upon Mr. Michael Hubschman, engineer for the applicant. As Mr. Hubschman has appeared numerous times before the Tenafly Planning Board, he was qualified as an expert in the field of engineering.

The following exhibit prepared by Mr. Hubschman was entered into the record:

- Exhibit A-1, 6/24/15, Colorized version of Sheet 9 of 9, entitled "Existing Conditions Plan: Tree Removal for Road Construction" last revised 5/27/15

The applicant proposes to remove all buildings on the site. Mr. Hubschman reviewed Sheet 2 of 9, entitled "Preliminary Plat Major Subdivision", last revised 5/27/15, previously submitted to board members. All lots conform to Borough codes. No variances are required for the subdivision.

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Planning Board Engineer David Hals, in his review letter of June 18, 2015, addressed the sidewalks, which are required on both sides of the new street. There are no sidewalks on Knickerbocker Road at the project site. The applicant is proposing to install sidewalks across the frontage of the site on Knickerbocker Road and a sidewalk on the easterly side of Knickerbocker Road from Oak Avenue to Ivy Lane. The off-site sidewalk is to be installed in lieu of the on-site sidewalk. This proposal provides a safe area for pedestrians along Knickerbocker Road. The applicant is seeking a waiver for providing on-site sidewalks.

Mr. Hals also noted that the proposed lot lines between the new lots are parallel with each other making uniform shaped lots. Several lot lines are not radial to the street line and a waiver is required.

Mr. Hubschman addressed Item No. 3a, Landscaping, in the memorandum dated June 17, 2015 from Board Planner David Novak, Burgis Associates Inc. Mr. Novak indicated that a Tree Removal Permit to remove forty-nine (49) trees on site was submitted. Clarification should be provided as to whether these trees are to be removed throughout the entirety of the site or just for the proposed cul-de-sac and any proposed utility improvements or easements. Mr. Hubschman indicated that because no dwellings are proposed with this application, the submitted tree removal permit is only for the proposed cul-de-sac right-of-way and utility improvements. Mr. Zenn explained that individual tree removal permits will be submitted later for each subsequent future building application (each lot). It was also noted that a fifteen (15) foot shade tree easement along the proposed cul-de-sac should be included on the plans. Mr. Hubschman will submit revised plans pursuant to this recommendation.

Mr. Novak and Mr. Hals had several other recommendations which the applicant will comply with, including:

- Revise Note #15 on Sheet 2 to indicate that only those proposed plantings within sight triangles shall have a mature height of thirty (30) inches or less as opposed to the entire frontage along Knickerbocker Road.
- The applicant will utilize lighting fixtures that feature a sharper cut-off in order to prevent against any potential sky glow effects.
- The applicant will install LED fixtures, reduce the number of street lights and provide lighting levels on the revised plans.

Mr. Hubschman advised the board that snow removal for the cul-de-sac will be provided by the town. The cul-de-sac will be no different in regards to snow removal than any other street in the Borough.

The following exhibit prepared by Mr. Hubschman was entered into the record:

- Exhibit A-2, 6/24/15, Colorized version of Sheet 3 of 9, entitled "Grading, Drainage & Utility Plan" last revised 5/27/15

Mr. Hubschman reviewed this plan briefly with the board and indicated that he will be revising drainage plans in accordance with Mr. Hals' recommendations in his review letter of June 18, 2015.

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Pursuant to Fire Official Alden Blackwell's memo of June 8, 2015, the applicant has no objection to moving the fire hydrant from the end of the cul-de-sac to the north side of the roadway.

Mr. Hals, Board Engineer, was sworn in to give his testimony regarding the Soil Moving Permit. His memo explained the amounts of soil being imported/exported to/from the site.

There were questions regarding the application checklist, specifically Item #53, Identification of any historic site or historic district shown on the Master Plan or in the Zoning Regulations involving the property. Mr. Watkins indicated that the application may be amended if needed.

Board members voiced concerns regarding maintenance of the drainage system. Mr. Hals explained how detention basins are maintained in the Borough presently and noted that the developer of 53 Knickerbocker Road will be responsible for maintenance and cleaning the basin on the site throughout construction. Further, the developer will be required to file a two (2) year maintenance bond with the Borough. Maintenance will continue by the developer until the two year period has ceased and then will turn the process over to the town.

There was some discussion on the size of the storm drains required by the county. Knickerbocker Road will be dug up to replace the existing storm drains per the county's requirements. The developer will be responsible for repaving of Knickerbocker Road after construction.

There was a request that the applicant provide an inventory and survey of all the trees on the site. The applicant is not required to provide such an inventory under the Borough's tree ordinance. It was noted that the applicant included an application for a Tree Removal Permit for the trees which will be coming down for the construction of the road. Tree Removal Permits will be submitted when construction is imminent on each separate lot. Mr. Hals wants to assure that a silt fence is erected and that a soil erosion plan for road construction be submitted. The applicant will comply.

The meeting was open to the public for questions of Mr. Hubschman. Those with questions regarding drainage, the removal of trees, sidewalks, and the number of schoolchildren generated with the development were:

- John Van Poznack, Knickerbocker Road
- Max Basch, Magnolia Avenue
- Ms. Zawahir, Knickerbocker Road
- Gerry Whitman, Crabtree Lane
- Phyllis Keskin, Park Street
- Jill Baratta, Standish Court

Mr. Watkins noted that many of the questions/concerns from the residents will be addressed more fully when new drainage plans are submitted to the board. There being no one else from the public with questions for Mr. Hubschman, this portion of the meeting was closed to the public.

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Mr. Hals explained that he visited the site and the neighboring, surrounding properties. He will look at the comments from the residents and contact the County regarding water flow onto Knickerbocker Road.

He did note that the detention pipes that the applicant is proposing will reduce the rate of runoff. The seepage pits will hold the roof water runoff.

The board discussed possibly visiting the site for a walk-thru with Mr. Hals. Mr. Watkins wants to be notified if anyone goes onto the property. Mr. Hals noted that permission for a site visit for board members/professionals was granted when he filed the application; however, should any board members wish to go to the site, he/she should contact Mr. Zenn who in turn will contact Mr. Watkins.

Mr. Watkins noted Mr. Hubschman will be revising the plans and will submit same to the Office of the Planning Board by July 10, 2015. As the hour was getting late, the hearing testimony for the evening was concluded.

Therefore, the application for PB#1-15-07, 53 Knickerbocker LLC, Block 602, Lot 9, 53 Knickerbocker Road, will be continued without further notice to the Regular Public Meeting scheduled for Wednesday, July 22, 2015, at 8:00 p.m.

A motion was made by Mr. Marcantonio and seconded by Mr. Kagy to go into Closed Session at 9:30 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

After the Closed Session, Mayor Rustin indicated that he was approached by people interesting in acquiring the property at 53 Knickerbocker Road. Mr. Zenn indicated that this was outside the realm of the board and is a pending application. No additional action was taken.

A motion was made by Mr. Marcantonio and seconded by Mr. Tremble to adjourn at 10:15 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary