

Approved 2/24/16

**WORK SESSION OF THE
TENAFLY PLANNING BOARD
FEBRUARY 10, 2016**

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
	Gus Allen	Councilman Mark Zinna
	Gene Marcantonio	Jon Warms
	Marc Harrison	Sheryl Gaines

Voting members absent:	Ted Kagy	Eugene Kwon
	Adam Michaels	

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

A motion was made by Mr. Allen and seconded by Councilman Zinna to approve the Re-Organization Meeting minutes of January 13, 2016, and the Regular Public Meeting of January 27, 2016. A voice vote carried the motion. All eligible members voted in favor; none were opposed.

A motion was made by Mr. Warms and seconded by Mrs. Gaines to approve the Approval Resolution for PB#1-12-14A, Applicant: Dafnia, Inc. (Tenafly Diner), Block 1010, Lot 4, 16 West Railroad Avenue. The roll was called and the motion carried. Voting YES: Mr. Allen, Mr. Warms, Mrs. Gaines, Councilman Zinna and Mayor Rustin.

A motion was made by Mr. Allen and seconded by Mr. Marcantonio to approve the Approval Resolution for PB#1-13-05C, 49 Atwood Avenue, LLC, Block 1301, Lot 5, 49 Atwood Avenue. The roll was called and the motion carried. Voting YES: Mr. Allen, Mr. Warms, Mr. Marcantonio, Mrs. Gaines, Councilman Zinna and Mayor Rustin.

NEW BUSINESS

The board discussed at length the following LDR issues which need to be clarified and reconciled:

EXTENSIONS INTO SETBACKS:

This is an issue brought to the attention of the board by Mr. Marcantonio. Setbacks are addressed in the LDR on Pages 3637-3638. The board would like to see extensions into side yards eliminated. Changes would need to be made in Section 35.802.12: "General yard and setback regulations", d. "Projections". Subsections 5 and 6. Mr. Zenn will draft the language to be presented to the Mayor & Council to make the changes.

TENAFLY SCHEDULE C:

Mr. Hals reviewed his email dated August 11, 2015, with the board and noted that parking requirements for schools is no longer included in the LDR Schedule C. It appears that when the revisions were made in 2013 that the school parking was removed or omitted. Also, the parking requirements for churches has a typo. The additional parking should be 1/100 GFA not 21/100 GFA.

This will need to be corrected and approved again by the Mayor & Council. Mr. Hals will work with Mr. Zenn to draft the language to present to the Mayor & Council to make the changes.

CHILD CARE CENTERS:

In looking at Section 35-802.15.a. Minimum Lot Size...the board would like to eliminate this section in its entirety. The thought is that in order for a child care center to be built, it must meet all the requirements of the ZONE. The minimum lot size paragraph isn't needed. Mrs. Nicolosi will send an email to Joe Burgis, our Planner, to see if he is in agreement to remove that section. If so, Mr. Zenn will draft the language to present to the Mayor & Council to delete this subsection.

PROPOSED SCHEDULE B (Zoning – Area and Bulk):

Mr. Hals explained that the schedule presently in the LDR is incorrect & needs clarification. Columns were left out and some of the entries are incorrect as well. He will work with Borough Attorney Bill McClure and Nancy Hayduk at Coded Systems LLC (the company which handles the codification of all Borough ordinances) to correct this Schedule. This matter does not need to go back to the Mayor & Council.

SUBDIVISION STANDARDS THAT PROMOTE THE PUBLIC WELFARE:

Mr. Zenn explained that he would like there to be additional language in Section 35-722, General Subdivision Design Standards, Section 35.722.2 General Standards such as “for the protection of the public health, safety and welfare of the citizens of the Borough.” There is some language similar presently in Section 35-723 Site Plan Design Standards. Mr. Zenn will draft the language to be presented to the Mayor & Council to make the addition.

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison to permit Mr. Zenn to draft the required ordinance changes/updates and forward same directly to the Mayor & Council. A voice vote carried the motion. All voted in favor; none were opposed.

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OLD BUSINESS

Mr. Hals noted that he had Borough Engineer Andy Hipolit make recommended corrections/changes to the Zoning Map prepared by Maser Consulting, originally dated July 28, 2015. Mr. Hals has approved the Zoning Map as revised. A motion was made by Mr. Allen and seconded by Mrs. Gaines to recommend to the Mayor & Council the approval of this revised Zoning Map dated February 8, 2016. A voice vote carried the motion. All voted in favor; none were opposed. Mrs. Nicolosi will forward the board's recommendations for approval to Borough Clerk Lissette Aportela.

There was a brief discussion on COAH. The board/Borough needs to look at properties in town for development using Affordable Housing Trust Fund monies. Mayor Rustin would like to see a home built for veterans. All board members agreed with that concept.

Mr. Allen commented that he was pleased with the job performance of our new Code Enforcement Officer Andrei Alexeev. Mr. Allen was issued a summons for not shoveling snow off his sidewalks after the most recent storm. Although unhappy about the fine, he was pleased the Borough had a good employee doing a diligent job.

Mrs. Wilmit noted that the 2015 Planning Board Annual Report has been prepared using a different format from previous years. Mrs. Nicolosi will submit the report to Borough Administrator Jewel Thompson-Chin by Friday, February 12, 2015, and will forward copies of the report to all board members.

It was noted that there was a Site Plan Review Committee meeting recently to discuss two (2) pending applications. The application for 29 Knickerbocker Road was discussed and new plans for a three (3) lot subdivision will be forwarded at some point in the future. The board was pleased with the options presented by attorney Elliot Urdang for this application. Another application for a new building at 37 Riveredge Road was reviewed. The plans called for a three (3) story building with two (2) retail spaces on the first floor and six (6) apartments in total on the second and third floors. The committee was concerned with the number of apartments and the parking for the development. It was noted that this application has been withdrawn by attorney Elliot Urdang. Remaining escrow monies will be returned shortly.

.A motion was made by Mr. Marcantonio and seconded by Councilman Zinna to adjourn the meeting at 9:25 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary