

Approved 3/23/16

**REGULAR PUBLIC MEETING OF THE  
TENAFLY PLANNING BOARD  
February 24, 2016**

Chairperson Wilmit called the meeting to order at 8:00 p.m.

The announcement was made regarding compliance with the Sunshine Law.

**ROLL CALL**

The secretary was asked to call the roll:

Voting members present:	Mary Beth Wilmit	Mayor Peter Rustin
	Gus Allen	Eugene Marcantonio
	Marc Harrison	Sheryl Gaines
	Ted Kagy	Adam Michaels

Voting members absent:	Councilman Mark Zinna	Jon Warmes
	Eugene Kwon	

Others present:	Jeffrey Zenn, Esq.
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**APPROVAL OF MINUTES**

A motion was made by Mrs. Gaines and seconded by Mr. Harrison to approve the minutes of the Work Session of February 10, 2016. A voice vote carried the motion. All voted in favor; none were opposed.

**PUBLIC HEARINGS**

**PB#1-15-13, Minor Subdivision with Variances**

Block 1404, Lot 14

19 Peter Lynas Court

**Applicant: Donald & Rosemarie Merino**

Mr. Zenn advised the board and public that all documentation is in order for the application. He noted that Mr. Urdang, the attorney for the applicant, had forwarded an email to request that the hearing scheduled for this evening be carried to the Regular Public Meeting of March 23, 2016. The reason for this is because the hearing before the Tenafly Historic Preservation Commission will not be held until early March; and the applicant would like to have that completed prior to appearing before the Planning Board. A motion was made and seconded to grant the request to continue the hearing. A voice vote carried the motion. All were in favor; none were opposed. Mr. Zenn announced to the public that the application for PB#1-15-13, Donald & Rosemarie Merino, Block 1404, Lot 14, 19 Peter Lynas Court, will be carried to the Regular Public Meeting of March 23, 2016, at 8:00 p.m. in the Council Chamber without further notice.

Tenafly Planning Board, Regular Public Meeting

February 24, 2016

Page 2

### **COMMITTEE REPORTS**

Mr. Kagy noted that he had attended the most recent Historic Preservation Commission meeting. At the next meeting, the HPC will be discussing possible designation of 89 & 93 Highwood Avenue, 20 Forest Road, Church of the Atonement and 19 Peter Lynas Court. The board looks forward to hearing from Mr. Kagy about the increased activity of this commission. There was no board discussion on 19 Peter Lynas Court as this is an active application before the Planning Board.

Mrs. Wilmit noted that there aren't any new developments regarding COAH. Mr. Zenn added that there has been some activity in other counties which isn't necessarily favorable to municipalities; however, nothing has happened in Bergen County as of yet. We expect to be informed by Messrs. Burgis and Buzak when Tenafly is set to appear before the Special Master for the county.

Mayor Rustin noted that the Site Plan Review committee had met with prospective buyers of 37 Riveredge Road, previously Sanmaroo Restaurant, had submitted an application for a new building with retail on the first floor and apartments on the second and third floors. The committee was not in favor of the number of apartments proposed. The applicant withdrew the following day. Mayor Rustin reported that the property in question was indeed purchased and there is some contemplation about putting another restaurant on the premises.

Mayor Rustin advised the board that the Community Center Exploratory Committee will be meeting tomorrow evening at 7:30 p.m. Councilman Zinna can report on the activity at our next meeting.

### **OLD BUSINESS**

Mr. Zenn advised he had forwarded a memo to Borough Clerk Lissette Aportela regarding Land Use Regulations Recommendation of Changes on February 16, 2016 as directed by the Planning Board at its last meeting. Mr. Zenn received a phone call from Mr. Hals who voiced concerns regarding the impact to the entire Borough of a change to the ordinance regarding extensions into setbacks, which was part of this memo. After much discussion, it was decided that the Planning Board will reconsider/reevaluate this item at a future meeting. Mrs. Nicolosi will advise the Borough Clerk that the Planning Board wishes to have only the other items previously discussed--Subdivision Standards that promote the public welfare, Schedule C (Off-Street Parking Requirements) to the LDR, and Minimum Lot Area for Child Care Centers, approved by the Mayor & Council.

Approved 3/23/16

Tenafly Planning Board, Regular Public Meeting

February 24, 2016

Page 3

Mayor Rustin polled the board members regarding the next Planning Board Work Session scheduled for Wednesday, March 9, 2016. There is a Tenafly Education Foundation meeting which he will be attending. He inquired if any other board member is planning to attend that meeting. No one was expected to miss the Planning Board meeting. At this time, there is no business scheduled for the meeting. Mrs. Wilmit, Mr. Zenn and Mrs. Nicolosi will be in contact to determine if the meeting should be cancelled due to lack of applications. Board members will be notified of the cancellation.

A motion was made by Mr. Marcantonio and seconded by Mr. Kagy to adjourn the meeting at 8:22 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi  
Planning Board Secretary