

Approved 5/25/16

**SPECIAL PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
May 11, 2016**

Chairperson Mary Beth 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 Eugene Marcantonio Jon Warms Ted Kagy Adam Michaels	Mayor Peter Rustin Gus Allen Sheryl Gaines Eugene Kwon
Voting members absent:	Marc Harrison	Councilman Mark Zinna
Others present:	Jeff Zenn, Esq. David Hals, P.E.	

APPROVAL OF MINUTES

A motion was made by Mr. Kagy and seconded by Mr. Warms to approve the minutes of the Regular Public Meeting of March 23, 2016, the Work Session of April 13, 2016, and the Regular Public Meeting of April 27, 2016. A voice vote carried the motion. All eligible members voted in favor of the motion. None were opposed.

PUBLIC HEARING

PB# 1-15-07, Major Subdivision, Final approval

Block 602, Lot 9

53 Knickerbocker Road

Applicant: 53 Knickerbocker LLC

Mr. David Watkins is the attorney for the applicant. He deferred to Borough officials regarding the final subdivision approval for this application. Mr. David Hals was sworn in as the board's engineer. He testified that he had reviewed the resolution of approval and all conditions and sent a review letter dated 4/27/16 outlining what conditions need to be met prior to the signing of the Final Subdivision Plat. He noted that the final plat is consistent with the preliminary plat. He commented that the board may grant final subdivision approval.

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There was some board discussion regarding the naming of the street. The proposed name is Greenhaven Lane. The road name must be accepted by the Mayor and Council and the Chief of Police. Further, the road name cannot be similar to other street names to avoid confusion during emergency calls. Mr. Watkins will defer to the Mayor & Council and Chief on the naming of the street. His applicant will comply with all conditions in Mr. Hals' review letter of April 27, 2016.

A motion was made by Mr. Marcantonio and seconded by Mr. Allen to grant final subdivision approval pursuant to the conditions in Mr. Hals' letter of April 27, 2016. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Warms, Mr. Marcantonio, Mr. Kagy, Mrs. Gaines, Mr. Kwon, Mr. Michaels and Mayor Rustin. Voting NO: None

COMMITTEE REPORTS

Mr. Kagy reported on the activity at the recent Historic Preservation Commission meeting. He explained to the HPC members that the Planning Board had approved the subdivision for 29 Knickerbocker Road. The HPC was pleased with that decision and indicated that they were reaching out to the owners (sisters) of the property to see if they might be interested in designating the home as historic. Reports for designation are in the works for 20 Forest Road, 89 & 93 Highwood Avenue and Church of the Atonement.

Mayor Rustin updated the board on the Mayor & Council's discussion using Open Space Trust Fund monies for the purchase of a subdivided lot of 19 Peter Lynas Court. He indicated that the application before the Planning Board may be amended to move lot lines. As this is an application presently before the board, Mr. Zenn advised that there should be no further discussion on the matter.

There was board discussion on the affordable-housing settlement for Dumont. There is to be a fairness hearing in Superior Court to decide whether the settlement is fair to low and moderate income households.

Mr. Warms indicated that members of the Environmental Commission had visited the BCUA Waster Water Plant recently. He noted that the May 19th meeting scheduled at Borough Hall will be cancelled. It will be held in conjunction with the Bergen County Environmental Conference, scheduled for the same evening with 6:30 p.m. sign-in at the Bergen County Administration Building. He invited the Planning Board members to attend as well. Mrs. Nicolosi will forward information regarding this conference.

Water quality and testing was discussed. It was noted that the schools had tested its water sources and have remedied any problems. The Borough is in the process of obtaining quotes to test its water sources in the Borough Hall and at all Borough recreational facilities.

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A motion was made by Mrs. Gaines and seconded by Mr. Kagy to adjourn the meeting at 8:27 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary