

Approved 6/22/16

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
May 25, 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	Mayor Peter Rustin
	Eugene Marcantonio	Councilman Mark Zinna
	Marc Harrison	Jon Warms
	Ted Kagy	Eugene Kwon
	Adam Michaels	

Voting members absent:	Gus Allen	Sheryl Gaines
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Others present:	Jeff Zenn, Esq.
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APPROVAL OF MINUTES

A motion was made by Mr. Warms and seconded by Mr. Marcantonio to approve the minutes of the Special Public Meeting of May 11, 2016. A voice vote carried the motion. All voted in favor; none were opposed.

APPROVAL OF RESOLUTIONS

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison to approve the resolution granting preliminary subdivision approval for PB#1-15-14A, Applicant: Debra Schwartz, Roxanne Harband and Phyllis Kessler, Block 602, Lot 10, 29 Knickerbocker Road. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Warms, Mr. Marcantonio, Mr. Kagy, Mr. Kwon, Mr. Michaels and Mayor Rustin.

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison to approve the resolution granting final subdivision approval for PB#1-15-07, Applicant: 53 Knickerbocker LLC, Block 602, Lot 9, 53 Knickerbocker Road. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Warms, Mr. Harrison, Mr. Marcantonio, Mr. Kagy, Councilman Zinna and Mayor Rustin.

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PUBLIC HEARING

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

Block 1404, Lot 14

19 Peter Lynas Court

Applicant: Donald & Rosemarie Merino

Mr. Zenn noted Mr. Urdang, attorney for applicant, has requested this application be carried to the next Regular Public Meeting on June 22, 2016. Mr. Zenn is anticipating revised plans will be submitted to the board. He made an announcement that the public hearing for the above referenced application will be carried to Wednesday, June 22, 2016, at 8:00 p.m. Notice will be required to residents within 200 feet if revised plans are received.

NEW BUSINESS

The board reviewed Mr. Zenn's letter dated May 18, 2016, re: Hours of Operation and Site Plan Approval. There had been an article in *The New Jersey Planner* on the topic. As noted in Mr. Zenn's letter "The Planning Board does not have the ability to limit the hours of operation of a permitted use absent some need to ameliorate a variance condition." After much discussion, the board decided there was no further action required to be taken on the matter.

COMMITTEE REPORTS

Councilman Zinna gave a brief update on the activity of the Community Center Exploratory Committee. Members have visited the Secaucus center and will be meeting shortly to work on a final report with its recommendations to present to the Mayor & council by mid-June.

Mr. Warms reported that the May 19, 2016, Environmental Commission meeting was held in conjunction with the Bergen County Environmental Conference at the Bergen County Administration Building. The conference was very informative. He reported that unfortunately the Commission was not a recipient for either the ANJEC or Sustainable Jersey Grants this year. He has no information to report on the status of the community garden.

It was suggested that a Joint COAH meeting be scheduled to meet with its professionals for an update on the court proceedings.

Mrs. Nicolosi noted that the 2017 Meeting Schedule was drafted for inclusion in the upcoming school calendar. There is no conflict for any board members meeting on the first night of Hanukkah. The board will approve this meeting schedule at a future meeting.

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Mr. Mark Feldman was in attendance at the meeting and had questions regarding conflict of interest on the part of board members. Mr. Zenn explained the procedures to him.

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison to adjourn the meeting at 8:25 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary