

Approved 4/27/11

**SPECIAL PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
April 13, 2011**

Chairperson Wilmit called the meeting to order at 8:07 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

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| Voting members present: | Mayor Rustin | Councilman Barry Honig |
| | Mary Beth Wilmit | Kevin Tremble |
| | Jeffrey Toonkel | Gus Allen |
| | Marc Harrison | Steven Greene |
| | Eugene Marcantonio | |

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| Board members absent: | Mark Zinna | John Kim |
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| Others present: | Jeffrey Zenn, Esq. |
| | Dee Lorberbaum, MLUL Officer |

A motion was made by Mr. Tremble and seconded by Mr. Greene to approve the minutes of the Special Public Meeting of March 9, 2011. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mayor Rustin and seconded by Mr. Tremble to approve the Resolution of Approval for the Application of Gabriel Aivazov, Block 1011, Lot 19, 4 ½ West Railroad Avenue. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Tremble, Mr. Toonkel, Mr. Greene, Mr. Marcantonio, Councilman Honig & Mayor Rustin.

A motion was made by Councilman Honig and seconded by Mayor Rustin to approve the Resolution of Approval for the Application of ARI Realty, LLC, Block 1012, Lots 4, 5, 6 and 8, 7, 11, 15-17 Hillside Avenue and 4 Highwood Avenue. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Tremble, Mr. Toonkel, Mr. Greene, Mr. Marcantonio, Councilman Honig & Mayor Rustin.

PUBLIC HEARING

PB#1-10-05 – Minor Subdivision
Applicant: Showl Hedvat
Block 2103, Lot 3 - 28 Elkwood Terrace

Messrs. Alampi and Urdang gave summations regarding their respective letters received by the Planning Board to dismiss this application with or without prejudice. Mr. Alampi, after much board discussion, rescinded his letter to withdraw the application and asked that the application be continued. The application will be continued to May 11, 2011, at 8:00 p.m. without further notice. The Work Session previously scheduled will be converted to a Special Public Hearing for the purpose of the continuation of the Hedvat application. Mrs. Lorberbaum will notice this change.

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NEW BUSINESS

A motion was made by Mr. Allen and seconded by Mr. Greene to forward the 2009 Spending Plan, which was previously submitted to COAH as part of the 3rd Round Certification, to the Mayor and Council with the Board's recommendation for approval. A voice vote carried the motion. All voted in favor; none were opposed. Mrs. Lorberbaum will forward to the Borough Clerk and ask that Borough Planner Joe Burgis be in attendance at the Mayor & Council meeting when this item is on the agenda.

Mayor Rustin gave a brief update on the status of Housing Authority of Bergen County 2011 Contract. Borough Planner Joe Burgis had given a brief presentation at a recent Mayors event. Mayor Rustin will keep the board apprised of the matter.

Mr. Toonkel wishes to have the following matters discussed at an upcoming Work Session with input from Planning Board engineer David Hals:

- Proposed locations of borough owned properties suitable for cell towers
- Do we have the right ordinances for the different sections of town for building on different type of soils?
- Incentives not to do knock downs
- Revisit Continuing Certificate of Occupancy when selling your home (i.e. inspections for maintenance of property such as sidewalk repairs, sewer hookups, etc.)

The Board will need to direct Borough Planner Burgis to produce a new Historic Preservation Element to the Master Plan at some point after the budget is adopted.

The Mayor & Council have scheduled a special public meeting on Tuesday, May 17, 2011, to discuss Land Development Ordinances which had been forwarded previously by the board.

There was a brief discussion on COAH, the United Way and affordable housing. A representative from the United Way will be invited to an upcoming Work Session of the Planning Board to give a brief presentation on developing properties in the borough with affordable housing.

A motion was made by Mayor Rustin and seconded by Councilman Honig at 9:58 p.m. to adjourn the meeting. All voted in favor of the motion; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary