

Approved 4/13/11

**SPECIAL PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
March 9, 2011**

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 Rustin	Councilman Barry Honig
	Mary Beth Wilmit	Kevin Tremble
	Jeffrey Toonkel	Mark Zinna
	Marc Harrison	Steven Greene
	Eugene Marcantonio	John Kim

Board members absent: Gus Allen

Others present: Jeffrey Zenn, Esq.
David Hals, P.E.
Frank Mottola, Zoning Officer

A motion was made by Mr. Marcantonio and seconded by Mr. Zinna to approve the minutes of the Special Public/Re-Organization Meeting of February 9, 2011. A voice vote carried the motion. All voted in favor; none were opposed.

PUBLIC HEARING

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

A letter was received dated March 8, 2011, from Carmine Alampi, Esq., attorney for the applicant. He is unable to attend this evening's meeting and would like the matter adjourned until Wednesday, May 25, 2011. Elliot Urdang, Esq., attorney for the opposition, forwarded a letter to the board dated March 9, 2011, requesting that the hearing for this application be scheduled for the Work Session on April 13, 2011. (The Board would need to convert the Work Session to a Special Public Meeting.) A motion was made by Mr. Greene and seconded by Mr. Zinna to carry this application to the March 23, 2011, meeting solely for the purpose of scheduling this hearing. A voice vote carried the motion; all voted in favor; none were opposed.

NEW BUSINESS

Mr. Joe Burgis of Burgis Associates was asked to attend this evening's meeting to discuss the Borough's COAH Spending Plan. He noted that the Borough presently has \$1.1 million in a trust account which cannot be accessed because the Borough does not have a certified COAH

Approved 4/13/11

Tenaflly Planning Board, Special Public Meeting
March 9, 2011
Page 2

spending plan. A draft had been prepared previously but was never certified by COAH. Any COAH related bills from Jeff Zenn, Planning Board attorney, Joe Burgis, Board Planner, Stuart Koenig, COAH Planner or any bills related to the Tenaflly Rehabilitation Housing Program could be paid with these funds. Previous bills were paid from this trust fund. There was much discussion on this topic.

A motion was made by Mr. Zinna and seconded by Mr. Tremble to direct Joe Burgis to prepare a spending plan in accordance with the new COAH regulations. This plan will be reviewed by the Planning Board and forwarded to the Mayor & Council for submission to COAH. Mr. Burgis expects to have this document to the Planning Board in approximately three weeks. Since Mrs. Lorberbaum is on vacation, Mr. Burgis will reach out to Mrs. Nicolosi for all requested information to update this spending plan.

The Housing Authority of Bergen County (HABC) has terminated its contract with the Borough. This agency was the Borough's administrative agent for all affordable housing units in Tenaflly. The HABC is running at a significant deficit as many municipalities and developers are not paying the HABC for their services. Tenaflly is current with all monies due the HABC. Mayor Rustin inquired as to whether the local mayors association should lobby for continuation of these services. Mr. Burgis believed that would be a good route to take. This contract is between the Borough and the HABC and the Borough needs to address this issue, not the Planning Board. He noted that there is a section regarding termination and renewal which the Borough Attorney should address in his letter to the HABC. There was a brief discussion on this matter as well as an overview of the Tenaflly Rehabilitation Housing Program. Mrs. Nicolosi will forward a memo to the Mayor & Council regarding the HABC contract termination.

At this point in the meeting, someone from the public came to hear testimony in the Hedvat application. Mrs. Wilmit explained that the hearing date would be decided upon at the next meeting on March 23, 2011.

A motion was made by Mr. Harrison and seconded by Mr. Tremble to go into Closed Session at 8:58 p.m. to discuss personnel. All voted in favor of the motion; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary