

Approved 12/14/11

**REGULAR PUBLIC MEETING OF THE  
TENAFLY PLANNING BOARD  
November 9, 2011**

Vice Chairperson Allen 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:	Gus Allen	Mayor Peter Rustin
	Jeffrey Toonkel	Marc Harrison
	Eugene Marcantonio	Mark Zinna
	John Kim	

Voting members absent:	Mary Beth Wilmit	Kevin Tremble
	Steven Greene	Councilman Barry Honig

Others present:	Jeffrey Zenn, Esq.
	David Hals, P.E.
	Joseph Burgis, Board Planner
	Dee Lorberbaum, MLUL Officer

A motion was made by Mr. Harrison and seconded by Mr. Marcantonio to approve the Resolution of Approval for the Application of D & C Chevrolet Co., Block 1701, Lot 12, 28 County Road. The roll was called and the motion carried. Voting YES: Mr. Allen, Mr. Toonkel, Mr. Harrison, Mr. Marcantonio, Mr. Kim & Mayor Rustin.

The board briefly reviewed the Draft Periodic Reexamination Report of the Master Plan dated November 9, 2011, prepared by Burgis Associates. Information needs to be added regarding the ADA walkway installed at the Nature Center. A public hearing date will be set for January 25, 2012, for this matter.

A Draft Historic Preservation Element dated November 9, 2011 from Burgis Associates was distributed to Board members. All were asked to review the document for next month's meeting. Mr. Tremble, Mr. Burgis and Mr. Wall, Chairman of Historic Preservation Commission, will meet to review this document as well. A public hearing date will be set for January 25, 2012, for this matter.

Mr. Joseph Burgis, Board Planner, was present at the meeting to discuss the Borough's Third Round Spending Plan 2011 through 2018. There is a need to spend the monies already in the Borough's Trust Fund before the State takes it away. The Borough must have a Spending Plan in place to avoid the state taking over these funds.

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Mr. Burgis noted that presently the Tenaflly Rehabilitation Housing Program affords residents with qualifying income \$15,000 for specific home repairs. It is his suggestion that \$40,000 per rehabilitation project be set aside for 20 units. This program can be heavily advertised on the Borough website and in newspapers. Flyers can also be prepared for houses of worship and other community facilities.

There was much discussion about the fact that the Bergen County Housing Authority has terminated its agreement with the Borough to serve as its Administrative Agent for affordable housing. As it stands now, the Borough does not have an agent and no affordable units can be purchased/rented. Mr. Burgis believed that the Bergen County Housing Authority was to provide a replacement agency for these services. Mrs. Lorberbaum will contact them about this matter.

A motion was made by Mr. Zinna and seconded by Mr. Toonkel to recommend the reviewed/amended Spending Plan to the Mayor & Council. A voice vote carried the motion. All voted in favor; none were opposed.

The board reviewed the Draft 2012 Planning Board Meeting Schedule. There are several dates that will need to be changed. This will be prepared for the next meeting.

The Budget Committee of Mrs. Wilmit, Mr. Toonkel and Mr. Allen will meet shortly with Mrs. Lorberbaum to prepare the 2012 Planning Board Budget.

A motion was made by Mr. Harrison and seconded by Mr. Zinna to adjourn the meeting at 9:03 p.m. All voted in favor of the motion; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi  
Planning Board Secretary