

Approved 2/9/11

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
December 15, 2010**

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 Jon Warms
	Mary Beth Wilmit	Jeffrey Toonkel
	Gus Allen	Marc Harrison
	Eugene Cho	Eugene Marcantonio

Voting members absent:	Kevin Tremble	Mark Zinna
	Steven Greene	

Others present:	Jeffrey Zenn, Esq.
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The board reviewed its Goals & Objectives for the upcoming year as outlined below:

- Proposed Revisions to the Land Development Ordinance to Mayor and Council For: 1. Building Height, 2. Total Side Yard, 3. Below Grade Garages, 4. Maximum Impervious Coverage and changes to Schedule B. were forwarded to Mayor and Council by the Borough Engineer in late 2010.
- The Planning Board will continue work on the Reexamination Report which is due September 2011.
- The Planning Board will send recommendations to Mayor and Council to address the issue of two-family houses in Tenafly in early 2011.
- COAH Compliance – The Board and subcommittee will deal with any amendments passed by legislation and work towards compliance. Since Growth Share obligations are void and our Housing Element was based on those obligations, the need for a new Housing Element and Fair Share Plan will most likely be necessary.
- The Planning Board is presently not involved with studies for the proposed light rail station other than to the extent required for the Reexamination Report of the Master Plan.
- The Planning Board intends to amend the following elements of the Master Plan in 2011:
 - Historic Element to include the Policy Review of the Historic Preservation Plan Element prepared by the Tenafly Historic Preservation Commission with assistance from Heritage Consulting, Inc. through a grant from the NJ Department of Community Affairs.

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- Open Space and Recreation Element to include 425 Hudson Avenue property and amend the Zoning Map to include this site as well.

Mrs. Wilmit noted that the Planner Committee had interviewed several planners. The committee will narrow the field down to three and there will be presentations from those planners at an upcoming meeting for all board members.

Mayor Rustin noted that the Mayor & Council will be sending a letter to NJ Transit opposing the Light Rail Project. The Planning Board will be asked to comment on this letter.

It was noted that that Mr. Cho will not serve on the Planning Board next year due to personal matters. He will be greatly missed.

A motion was made by Mr. Allen and seconded by Mr. Cho to adjourn the meeting at 8:32 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary