

Approved 8/11/10

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
July 28, 2010**

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:	Mayor Rustin	Councilman Jon Warms
	Mary Beth Wilmit	Gus Allen
	Jeffrey Toonkel	Kevin Tremble (arr. 8:10 p.m.)
	Mark Zinna	Eugene Cho
	Steven Greene	Eugene Marcantonio

Voting members absent: Marc Harrison

Others present: Jeffrey Zenn, Esq.
Dee Lorberbaum, MLUL Officer

The minutes were corrected to reflect the following minor edit: Page 1, last paragraph on page, 8th sentence should read “The board would like to see the neighbor’s light reduced.” A motion was made by Councilman Warms and seconded by Mayor Rustin to approve the minutes of the Regular Special Public Meeting of July 14, 2010, as amended. All voted in favor of the motion; none were opposed.

A motion was made by Mr. Toonkel and seconded by Mr. Cho to approve the Resolution of Approval for the Application of Jeanne Swift t/a Tenafly Gourmet Farms, Block 1005, Lot 15, 15 Highwood Avenue. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Toonkel, Mr. Cho, Mr. Zinna, Councilman Warms and Mayor Rustin.

A motion was made by Mr. Zinna and seconded by Mr. Allen to approve the Resolution of Approval for the Application of Tenafly Montessori Academy, Block 1008, Lot 5, 91 West Clinton Avenue. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Toonkel, Mr. Cho, Mr. Zinna, Councilman Warms and Mayor Rustin.

A motion was made by Mayor Rustin and seconded by Mr. Zinna to approve the Resolution of Approval for the Application of GT Car Wash, Inc., t/a Tenafly Car Wash, Block 1308, Lot 2, 277 County Road. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Toonkel, Mr. Cho, Mr. Zinna, Councilman Warms and Mayor Rustin.

PUBLIC HEARING

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

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Mr. Zenn noted that all documentation is in order for this application. However, a letter dated July 19, 2010, had been received from Elliot W. Urdang, Esq. (opposition's attorney) regarding adjourning the hearing to August 11, 2010, as he will be out of the country. The attorney for the applicant has been notified of this conflict and agreed to adjourn the hearing to that date. The applicant had already noticed for tonight's meeting. Hence, no further notification to the public will be necessary to continue the hearing to August 11, 2010, at 8:00 p.m.

Mrs. Lorberbaum will handle the notice converting the August 11, 2010 work session to a Special Public Meeting in order to hear this application. She will also notice that the Regular Public Meeting of August 25, 2010, has been cancelled due to lack of a quorum.

There will be a soil moving application hearing on for the evening of August 11, 2010 as well. This application should not require much time for testimony and decision.

COMMITTEE REPORTS

Mayor Rustin noted that the LDR memo had been given to the Mayor & Council for review. All comments were to have been sent via email to Mrs. Lorberbaum. As of this evening, she has received none. There was some concern by board members that there are several projects waiting to be presented to the Mayor & Council. Mayor Rustin urged board members to let the Mayor & Council act upon the LDR first before sending any other documentation to that governing body. The board will discuss this again at the next meeting.

It was noted that there needs to be a revision to the soil moving ordinance to address cubic measurements. Mrs. Lorberbaum will contact Borough Engineer David Hals on this matter.

Mayor Rustin noted that at the Special Mayor & Council meeting of July 21, 2010, that there was discussion that the Planning Board needed to review the new plans for the expansion to the Police Department. Mrs. Lorberbaum will distribute a five-page handout that was distributed at the meeting. It was suggested that board members view the plans and specifications in the Office of the Borough Administrator during regular business hours.

A motion was made by Mr. Allen and seconded by Mr. Zinna to adjourn the meeting at 8:31 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary