

Approved 6/9/10

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
May 26, 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 Warm
	Mary Beth Wilmit	Jeffrey Toonkel
	Gus Allen	Mark Zinna
	Marc Harrison	Steven Greene
	Eugene Marcantonio	

Voting members absent:	Eugene Cho	Kevin Tremble
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Others present:	Jeffrey Zenn, Esq.
	David Hals, P.E.
	Dee Lorberbaum, MLUL Officer

A motion was made by Mr. Allen and seconded by Mr. Zinna to approve the minutes of the Special Public Meeting of May 12, 2010. All voted in favor of the motion; none were opposed.

A motion was made by Mr. Zinna and seconded by Councilman Warm to approve the Resolution of Approval for the Application of Michael F. Parlamis (29 Prime Numbers, LLC) d/b/a Axia Taverna, Block 1005, Lot 17, 18 Piermont Road. The roll was called and the motion carried. Voting YES: Mr. Allen, Mr. Zinna, Mr. Greene, Councilman Warm and Mayor Rustin.

Chairperson Wilmit commented that all board members should read a recent email which was forwarded on the COAH legislation moving forward in the Senate.

Vice Chairperson Allen commented that he is awaiting questions for Department Heads from Planner Janice Talley to continue efforts in conjunction with the Master Plan Re-Examination Report.

There was some discussion regarding the Borough Clerk's memo dated May 12, 2010 regarding Ordinance No. 10-15/Amend Borough Code Chapter XXXV/Land Development Regulations/Section 35-811.3b to include "medical offices" as a permitted use in the AHO/C2Zone District referred to board for "identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate."

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A motion was made by Mr. Allen and seconded by Mr. Toonkel to recommend to the Mayor & Council that it approve Ordinance No. 10-15/Amend Borough Code Chapter XXXV/Land Development Regulations/Section 35-811.3b to include “medical offices” as a permitted use in the AHO/C2Zone District, which is consistent with the Borough’s Master Plan. A voice vote carried the motion. All voted in favor; none were opposed.

Mr. Toonkel explained the “green” resolution provided to the board members in further detail. This was much discussion on the topic of green building. It was suggested that incentives be given to encourage green building and that the Environmental Commission look to outside organizations for grants, etc. for the purchase of educational materials. Mr. Toonkel will follow up on these suggestions. All board members were pleased with the resolution. A motion was made by Mr. Allen and seconded by Mr. Zinna to recommend to the Mayor & Council that they adopt this resolution as presented by the Environmental Commission. A voice vote carried the motion. All voted in favor; none were opposed.

Mayor Rustin administered the Oath of Office to the following Planning Board members into their respective positions:

Marc Harrison	Member of the Planning Board
Steven Greene	1 st Alternate Member of the Planning Board
Eugene Marcantonio	2 nd Alternate Member of Planning Board

PUBLIC HEARING

PB#1-10-04 – Site Plan/Variance

Applicant – Tenaflly Gourmet Farm (Jeanne Swift)
15 Highwood Avenue, Block 1005, lot 15

Mr. Matthew Capizzi is the attorney for the applicant. The affidavit of publication has been submitted as well as certified property owners’ listing along with certified mail receipts. Mr. Capizzi will forward the affidavit of mailing to the Planning Board office to complete all documentation. He was permitted to proceed with the hearing this evening.

The roof of the Tenaflly Gourmet Farm collapsed this past winter due to snow loads and the building was partially demolished. The applicant is seeking Site Plan approval for the reconstruction of the building and reconfiguration of the parking lot. The location and size of the building is to remain unchanged from the prior building.

The property fronts on Highwood Avenue and Piermont Road and has driveway access to both streets. Mr. Michael Hubschman is the engineer for the applicant. Having previously appeared before the Tenaflly Planning Board, he was accepted as an expert in the field of engineering.

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The following exhibits were entered into the record:

- Exhibit A-1, 5/26/10, Colorized version of Sheet 3 of 3, Existing Survey Condition Plan
- Exhibit A-2, 5/26/10, Colorized version of Sheet 1 of 3, Site Plan
- Exhibit A-3, 5/26/10, Revised plan dated 5/14/10 to show additional items called out in 5/11/10 letter from Borough Engineer David Hals (Board members did not have this plan to review prior to this evening)

Mr. Hubschman reviewed the above exhibits with the board. He noted that the parking on the site had been rearranged to dissuade motorists from cutting through the property to get to Piermont Road from Highwood Avenue. The reconfiguring of the parking lot will increase the on-site parking from forty seven (47) spaces to fifty-two (52) spaces. The parking in the front yard and the substandard parking setback to property lines are both existing non-conformities. The loading and trash area is located at the northerly end of the building with access from Piermont Road. Mr. Hubschman reviewed the areas for the compactor and paper recycling.

An architectural canopy is proposed along the southern end of the building. The canopy encroaches into the Piermont Road right-of-way. Approval must be obtained from the Mayor and Council for the canopy encroachment.

It was noted that approximately 100% of the site is covered by the building and parking areas. Landscaping areas should be provided where possible on the site; perhaps at the corners of the parking lot and on either side of the Highwood Avenue and Piermont Road entrances. Pear or ornamental shade trees could be planted. The raised planter on the Piermont Road side of the building is 115' long and made of railroad ties. The applicant will look at alternative materials for this planter. The applicant will prepare and submit a landscape plan for the site.

The storm drainage from the building and parking areas are piped to the storm drainage system in Piermont Road. Mr. Hals' further noted that a storm water detention system should be provided to reduce the rate of runoff from the site. The roof drainage from the building should be connected to a seepage system prior to the connection to the drainage system. The on-site drainage system also needs to be cleaned and inspected. Mr. Hubschman noted that two (2) seepage pits are to be added to the drainage improvements per Mr. Hals' recommendation. The applicant forward revised drainage drawings.

There was much discussion regarding the signs. The applicant will comply with all Borough codes and stipulations. New plans on the signage will be provided to the board as well as Bob Byrnes, Construction Official.

The parking lot is lit by floodlights on PSE&G poles. Board members would like to see the lighting on the site upgraded and perhaps be consistent with newer buildings in the downtown area. Light poles could be placed in the landscaped islands at the driveway entrances. The applicant will prepare and submit a lighting plan.

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The meeting was open to the public for questions of this witness. There being no one from the public with questions for Mr. Hubschman, this portion of the meeting was closed to the public.

Mr. Thomas Swift was called to give his testimony. He provided his qualifications to the board and was accepted as an expert in the field of architecture. He commented that part of the building was not demolished and was sound. This area of the building included coolers, storage and refrigeration. He discussed his plans with the board and noted that the layout of the store is the same as the previous building.

He explained that the compactor for garbage is self contained. The applicant will contract with Waste Management for disposal. Board member Toonkel noted that the compactor specified by Mr. Swift is the same unit as the one at the Knickerbocker Country Club and it is very good.

The following exhibits were entered into the record:

- Exhibit A-4, 5/26/10, Revised Sheet A-2 dated 5/26/10, which includes compactor information

The board does not have this sheet with pertinent information. Revised architectural plans will need to be submitted.

Mr. Swift testified that the modifications were made to the canopy to improve the façade. There is recessed lighting under the canopy and goose lights above. The board would also like to see elevation drawings. The applicant will comply with the board's request.

The meeting was open to the public for questions of this witness. There being no one from the public with questions for Mr. Swift, this portion of the meeting was closed to the public.

The application for Tenaflly Gourmet Farm, Block 1005, Lot 15, 15 Highwood Avenue, will be continued to June 23, 2010, at 8:00 p.m. No further notification is required.

A motion was made by Mr. Allen and seconded by Mr. Toonkel to adjourn the meeting at 10:10 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary