

Approved 1/23/13

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
November 28, 2012**

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 Peter Rustin	Councilman Jon Warmes
	Mary Beth Wilmit	Jeffrey Toonkel
	Gus Allen	Kevin Tremble
	Eugene Marcantonio	John Kim
	Ted Kagy	Sheryl Gaines

Voting members absent: Marc Harrison

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

A motion was made by Mr. Kagy and seconded by Mr. Tremble to approve the minutes of the Joint Meeting of the Tenafly Planning Board and Board of Adjustment of October 10, 2012. A voice vote carried the motion. All were in favor; none were opposed.

Attorney Zenn noted that Elliot Urdang, attorney for PB# 1-10-10 A (Amend Site Plan), Tenafly Car Wash, Block 1208, Lot 2 – 277 County Road, contacted his office to request that the application be continued to the December 12, 2012, meeting. This meeting had been properly noticed for this evening and all documentation is in order. A motion was made by Mr. Allen and seconded by Mr. Tremble to continue this application to 8:00 p.m. on December 12, 2012, without further notice. A voice vote carried the motion. All were in favor; none were opposed.

COMMITTEE REPORTS

The Permitted Use Committee had made changes from the October 24, 2012 meeting of the proposed amendments to Chapter XXXV regarding Schedule A Permitted Uses and other zoning issues, i.e. some definitions and parts of Schedule C – Parking Scheduled for Required Spaces. Mrs. Gaines reviewed the changes with the board. There was a suggestion to remove cell towers as a conditional use and add the CAC Zone after section B-2. A motion was made by Mrs. Gaines and seconded by Mr. Marcantonio to revise the proposed amendments again and forward to the Mayor & Council after they have decided upon side yard and building setback amendments. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Tremble, Mr. Toonkel, Mr. Marcantonio, Mr. Kim, Mrs. Gaines, Councilman Warmes and Mayor Rustin.

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Mayor Rustin noted that the NJDEP has approved the application for the Kim property.

The Site Plan Review Committee met with officials of The Shelter Group to discuss plans for its assisted living facility. The members of the committee were very pleased with the proposed plans and some slight revisions will be made. The hearing for this application will be scheduled for December 12, 2012.

A motion was made by Mr. Allen and seconded by Mr. Tremble to direct Mrs. Lorberbaum to prepare, if necessary, a RFP (Request for Proposal) for an attorney to handle affordable housing (COAH) matters. A voice vote carried the motion. All voted in favor; none were opposed.

Mr. Toonkel noted that the Environmental Commission had some questions regarding The Shelter Group application for an assisted living facility. He was directed to have the commission forward all questions to Mrs. Lorberbaum.

Mr. Tremble noted that the Tenaflly Nature Center had made a presentation to the Historic Preservation Commission regarding its plans for a new education building. He also advised the board that at its December 6th Commission meeting there will be a request for designation of a home.

Mr. Allen reported that the Mayor & Council approved new bylaws for the BID. The BID is looking to improve the signage in the downtown shopping district.

It was noted that Board Planner Joe Burgis is presently working on the Master Plan. Mrs. Lorberbaum will contact committee members to set up a meeting to review his draft.

NEW BUSINESS

Board members were asked to review the 2013 Meeting Schedule. This will be approved at the December 12, 2012, meeting.

The Budget Review Committee, comprised of Mr. Allen, Mrs. Wilmit, Mr. Toonkel and Councilman Warms, will meet on Tuesday, December 4, 2012, at 1:00 p.m. to discuss the 2013 Planning Board Budget.

The Planning Board holiday party will be at TPR after the meeting on December 12, 2012, provided the meeting doesn't end too late.

Mr. Toonkel led a brief discussion on Mayor and Council Resolution #R12-398 regarding "Tenaflly United Soccer Club" offering to design, develop and construct a practice soccer facility upon property owned by the Borough of Tenaflly located at the northwest corner of Riveredge Road and Tenaflly Road within Block 1102, Lot 23 (currently designated as Municipal Parking

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Lot "R"). This project has been approved. There was some concern regarding the loss of parking spaces in the lot. Mr. Toonkel noted that not all spaces in the lot were going to be used for the soccer facility. The Tenaflly United Soccer Club will be looking into lighting on the site as well as netting for the field. The value of this soccer facility is \$65,000.00.

A motion was made by Mr. Marcantonio and seconded by Mr. Kagy to adjourn the meeting at 9:09 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary