

Approved 12/12/12

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
October 24, 2012**

Vice Chairman 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 Peter Rustin	Councilman Jon Warmes
	Gus Allen	Kevin Tremble
	Marc Harrison	Eugene Marcantonio
	John Kim	Ted Kagy
	Sheryl Gaines	

Board members absent:	Mary Beth Wilmit	Jeffrey Toonkel
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Others present:	Jeffrey Zenn, Esq.
	David Hals, P.E.
	Dee Lorberbaum, MLUL Officer

A motion was made by Mrs. Gaines and seconded by Mr. Kim to approve the minutes of the Regular Public Meeting of September 19, 2012. A voice vote carried the motion. All were in favor; none were opposed.

INFORMAL PRESENTATION

Mr. Michael Neus and Ms. Jennifer Kleinbaum, Trustee and Director of the Tenafly Nature Center respectively, gave a brief presentation of proposed Education and Discovery Center for the Tenafly Nature Center. Mr. Neus distributed the Tenafly Nature Center Newsletter, August 2012, a flyer entitled "Tenafly Nature Center at a Glance" as well as an informational flyer entitled "Benefits of a Proposed Education and Discovery Center on Clinton Avenue".

The meeting was open to the public for questions of Mr. Neus and Ms. Kleinbaum. Mr. Zenn commented that comments/concerns must be related to the presentation this evening. Any other concerns should be brought to the Mayor & Council and the Tenafly Nature Center at those meetings. Messrs. Gerald & Tom Nigro, 5 Stonybrook Road, voiced their concerns. The meeting was closed to the public for questions/comments.

There were no further questions from the Planning Board. Mr. Allen thanked Mr. Neus and Ms. Kleinbaum for their informative presentation.

The Board discussed last evening's meeting with the Mayor & Council regarding the 2 family zone proposed ordinance. It was decided that the issue will be revisited at some point in the future.

A motion was made by Mr. Tremble and seconded by Mrs. Gaines to forward Board Engineer Hals' letter of December 1, 2012, revised January 5, 2011, regarding Building Height and Combined Side Yard to the Mayor & Council.

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The board reviewed another draft of Proposed Ordinance No. 12-TBD/An ordinance amending Chapter XXXV (Land Development Regulations) of the revised general ordinance of the Borough of Tenaflly, Schedule 1 Schedule of Permitted Uses, Definitions and Schedule C – Off Street Parking Space Schedule. There was much discussion regarding the change of a permitted use to another permitted use not requiring additional parking. Attorney Zenn distributed several documents substantiating the reason for keeping the ordinance as it is presently written.

There was some discussion regarding reducing the amount of escrow monies collected for a Site Plan Waiver application. No decision was reached.

The meeting was opened to the public for comments. Mr. Mark Feldman, 133 Lylewood Drive, voiced his concerns regarding the proposed 2-family ordinance. The meeting was closed to the public.

A motion was made by Mayor Rustin and seconded by Mr. Tremble to adjourn the meeting at 10:32 p.m. and go into Closed Session to discuss pending litigation. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary