

Approved 2/10/21

**WORK SESSION OF THE
TENAFLY PLANNING BOARD
January 13, 2021**

2021 Chairman MaryBeth Wilmit called the meeting to order at 6:00 p.m.

The announcement was made regarding compliance with the Sunshine Law.

ROLL CALL

The secretary was asked to call the roll:

Voting members present:	MaryBeth Wilmit	Mayor Mark Zinna
	Sheryl Gaines	Councilman Jeff Grossman
	Ted Kagy	Marc Harrison
	Jon Warms	Craig Feinberg
	Dan Oelsner	Julia Park
	Nichole Osborne	

Others present:	Jeffrey Zenn, Esq.
	David Hals, P.E.

APPROVAL OF MINUTES

A motion was made by Mr. Kagy and seconded by Mrs. Gaines to approve the minutes of the Regular Public Meeting of November 18, 2020, the Regular Public Meeting of December 9, 2020 and the Regular Public Meeting of December 16, 2020.

PLANNING BOARD COMMITTEE ASSIGNMENTS

Mrs. Wilmit announced that there were two (2) more committees established: Downtown Revitalization Committee and the Cannabis Committee. After much discussion, the following committee assignments were made:

2021 PLANNING BOARD COMMITTEES

SITE PLAN REVIEW COMMITTEE

Jon Warms
Mary Beth Wilmit
Mayor Mark Zinna
Ted Kagy
Sheryl Gaines (alternate)

LDR COMMITTEE

Marc Harrison
Julia Park
Nichole Osborne

OPEN SPACE/RECREATION COMMITTEE

Craig Feinberg
Ted Kagy
Mary Beth Wilmit

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JOINT COAH COMMITTEE

Mary Beth Wilmit
Nichole Osborne
Mayor Mark Zinna
Councilman Jeff Grossman
Jon Warms (alternate)

MASTER PLAN COMMITTEE

Mary Beth Wilmit
Sheryl Gaines
Councilman Jeff Grossman

DOWNTOWN REVITALIZATION COMMITTEE

Mary Beth Wilmit
Craig Feinberg
Councilwoman Lauren Dayton
Councilman Adam Michaels
Councilman Jeff Grossman

CANNABIS COMMITTEE

Marc Harrison
Ted Kagy
Councilman Jeff Grossman
Board of Health member, t/b/d

ENVIRONMENTAL COMMISSION REP.

Jon Warms

HISTORIC PRESERVATION COMMISSION REP.

Councilman Jeff Grossman
Dan Oelsner (alternate)

NEW BUSINESS

Mrs. Wilmit indicated that the LDR Committee had met with Mr. Hals about proposed changes to the ordinance for hedges and fences. Chapters 35 and 10 of the Borough Code were reviewed. If the board concurs, the changes will be recommended to the Mayor & Council. Messrs. Zenn and Hals explained the changes which were needed.

Mr. Michael Sommer was given the opportunity to address the board regarding his submitted memo. He indicated that his neighbor had installed a pool twelve (12) years ago and installed a metal fence with 4' hedges planted by the fence. Initially, the neighbor had agreed to keep the hedges at the height limit outlined in the present ordinance. He urged the members to address the issue. He included photos of the hedges in question. The hedge now is at the height of the roof of his home and blocks his yard of light due to the shadows of this hedge.

Board members had many questions regarding openness of the hedges and enforcement policy. It was noted that the Planning Board encourages landscaping during the application process and further must look at the community as a whole, not on a case by case basis. The ordinance needs to be updated. There were no further questions from board members. The meeting was opened to the public. There being no one from the public wishing to speak on the topic, this portion of the meeting was closed to the public.

The board was polled for whether to vote to recommend the ordinance changes to Chapters 10 and 35 to the Mayor & Council or return to the LDR Committee for further review. The roll was called with the following results: Voting to return to LDR Committee: Mr. Warms, Mr. Harrison, Mr. Kagy, Mrs. Gaines, Mr. Feinberg, Mr. Olsner and Councilman Grossman. Voting to make a recommendation to the Mayor & Council: Mrs. Wilmit and Mayor Zinna. The hedge/fence issue will be reviewed again by the LDR Committee. Mr. Sommers was asked to submit his memo to Mr. Zenn for distribution to the board members.

As there is a new Cannabis Committee, there will be no discussion on this issue as listed on the agenda. Mrs. Nicolosi briefly reviewed the proposed 2021 Planning Board Budget. Board members were satisfied with the budget as written.

COMMITTEE REPORTS

Councilman Grossman reported on the latest meeting of the Historic Preservation Commission. An “Elizabeth Cady Stanton” walking tour is being considered. Community members are researching to see if funds can be raised to repair the Inness Road Gates. An RFP (Request for Proposals) has been made for a historical architect to work on the Tenaflly Railroad Station. Mrs. Karen Neus remains Chair of the Historic Preservation Commission.

Mr. Warms noted that Ms. Olga Milanos is the Chair of the Environmental Commission. Mrs. Wilmit advised that the Open Space Committee is moving closer to finalizing a draft for the Open Space/Recreation Element of the Master Plan. The full board will review this document prior to the scheduling of a public hearing.

Mayor Zinna indicated that donations have been received to purchase an ice skating rink, which will be installed by the basketball courts. Details are still being made for this venture. The Clinton Inn Redevelopment plan is moving along. The new recycling program in the Borough is set to begin February 8th, with Borough residents receiving recycling bins. This program will permit some DPW employees to handle other duties. Mayor Zinna noted that an agreement is in place for a private medical company to do COVID testing. This will be paid testing, which can then be submitted to private insurance companies for reimbursement. Information will be posted on the Borough website.

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As there is no business presently scheduled for next week's meeting, a motion was made by Mr. Harrison and seconded by Mr. Kagy to cancel the Regular Public Meeting of Tuesday, January 19, 2021. A voice vote carried the motion. All voted in favor; none were opposed.

The following hearings are scheduled: January 27, 2021 (95 Tenafly LLC--Bottle King), February 3, 2021 (William Warren Group, 22 Jersey Avenue), and February 10, 2021 (188 Buckingham Road, Minor Subdivision). Mrs. Nicolosi will recirculate the 2021 Planning Board Meeting Schedule to everyone.

A motion was made by Mr. Harrison and seconded by Mr. Kagy to adjourn the meeting at 9:58 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary