

Approved 3/10/21

**WORK SESSION OF THE
TENAFLY PLANNING BOARD
February 10, 2021**

2021 Chairman MaryBeth Wilmit called the Zoom virtual meeting to order at 8:00 p.m.

The announcement was made regarding compliance with the Sunshine Law.

OATHS OF OFFICE

Mrs. Wilmit explained that Mrs. Gaines has resigned as a member of the Planning Board. As such, board members will move up in his/her respective positions and a new member will join the board. Planning Board attorney Jeff Zenn administered the Oath of Office to the following Planning Board members into their respective positions:

Julia Park, Member, Planning Board
Nichole Osborne, 1st Alternate Member, Planning Board
Edward “Ted” Nevins, 2nd Alternate Member, Planning Board

ROLL CALL

The secretary was asked to call the roll:

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

Others present: Jeffrey Zenn, Esq.
 Joe Vince, P.E.

APPROVAL OF MINUTES

A motion was made by Mr. Kagy and seconded by Mr. Oelsner to approve the minutes of the Reorganization Meeting of January 6, 2021, the Work Session of January 13, 2021, the Regular Public Meeting of January 19, 2021 and the Special Public Meeting of January 21, 2021. All eligible members voted in favor of the motion. None were opposed.

PUBLIC HEARING

PB#1-20-07, Minor Subdivision
Block 3203, Lot 2
188 Buckingham Road
Applicant: Sima Mandelzis

Mr. Matthew Capizzi is the attorney for the applicant. He explained the property is located at the southwest corner of Buckingham Road and Essex Drive. The lot is located in the R-40

Approved 3/10/21

Tenaflly Planning Board, Work Session
February 10, 2021
Page 2

Residential Zone District and the lot size is 97,386 s.f. The property contains a single family dwelling, circular driveway and tennis court. The applicant is proposing to subdivide the property into two (2) lots. The westerly lot is to contain the dwelling, driveway and tennis court. The easterly lot is to be a new building lot. This property was formerly two (2) lots and in 2014 the lots were consolidated to permit the installation of the tennis court. The proposed subdivision line is a different configuration than the previous lots. Portions of the existing tennis court and circular driveway are proposed to be removed to reduce the impervious coverage of the proposed westerly lot. He noted that a bond must be posted to insure the removal of the impervious areas of the tennis court and driveway. The applicant will need to enter into a Developer's Agreement with the Borough.

Mr. Capizzi called upon Mr. Michael Hubschman for his testimony. He was sworn in as an expert in the field of engineering, having previously appearing numerous times in front of the planning Board.

He reviewed his submitted plan entitled "Proposed Redevelopment of No. 188 Buckingham Road Subdivision, Borough of Tenaflly, Bergen County, New Jersey" dated November 16, 2020, which was prepared by Hubschman Engineering. There are no variances or waivers identified for the subdivision. Both lots will be fully conforming lots.

Board members noted a typographical error in the January 6, 2021, letter from Board Engineer David Hals. Minimum lot area for Proposed Lot 3.01 should be 40,000 s.f. Mr. Joe Vince, in attendance at tonight hearing as the board's engineer, was sworn in and testified that he had reviewed the plans and Mr. Hals' letter. He acknowledged that there was a typo and the corrected number is 40,000 s.f. He noted that there should be a condition in the resolution that the seepage pits be inspected and the utilities be verified so no pipes/pits are on the new lot.

Mr. Capizzi indicated that the applicant will comply with all recommendations by Board Engineer Hals in his review letter of January 6, 2021. There is a contract purchaser for the new lot.

There were no further questions from board members. The meeting was opened to the public. There being no one from ythe public for cvomments on this application, this portion of the meeting was closed to the public.

A motion was made by Mr. Harrison and seconded by Mr. Kagy to approve the minor subdivision as presented with all conditions/stipulations including but not limited to

- Compliance with Mr. Hals' January 6, 2021, letter

Seepage pits on proposed lot 3.01 must be inspected to determine if there are pipes connected to the pits from the existing house. If that is determined to be the case, the pits and piping will need

Approved 3/10/21

Tenaflly Planning Board, Work Session
February 10, 2021
Page 3

- to be relocated on the existing house lot 2.02. Such determination shall be to the reasonable satisfaction of the Board engineer.
- The applicant shall post a bond in an amount reasonably determined by the board engineer to ensure the removal of the impervious areas of the tennis court and driveway as shown on the plan.

The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Warms, Mr. Harrison, Mr. Kagy, Mr. Feinberg, Mr. Oelsner, Mrs. Park, Councilman Grossman and Mayor Zinna. Voting NO: No one

Mayor Zinna officially welcomed Ted Nevins back to the Planning Board. He had served many years ago.

There were no committee reports this evening. The next Planning Board Meeting will be Tuesday, February 16, 2021, at which time, the resolution of approval for the minor subdivision application heard this evening will be adopted and meeting minutes may be approved. The agenda for the Regular Public Meeting of February 24, 2021, will include a review of the draft Open Space & Recreation Plan Element of the Master Plan. Zoom invites and meeting materials will be forwarded to board members.

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

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary