

Approved, May 24, 2023

**REGULAR PUBLIC MEETING
OF
THE TENAFLY PLANNING BOARD**

**MINUTES
March 22, 2023**

2023 Chairperson Wilmit called the meeting to order at 8:04 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: Mary Beth Wilmit, Nichole Osborne, Jon Warms, Dan Oelsner, Julia Park, Ted Nevins, Councilman Jeff Grossman and Mayor Mark Zinna

Voting members absent: Craig Feinberg, Sima Mandelzis and Linda Khorozian

Others present: Ryan Duffy, Esq.

APPROVAL OF MINUTES

A motion was made by Mr. Warms and seconded by Mr. Nevins to approve the minutes of the Regular Public Meeting of December 21, 2022, Reorganization Meeting of January 11, 2023 and Regular Public Meeting of January 25, 2023. A voice vote carried the motion. All eligible members voted in favor of the motion; none were opposed.

RESOLUTION OF APPROVAL

**PB# 1-22-05, Soil Moving Permit
62 Churchill Road, Block 2102, Lot 5**

Applicant: Ari Moses

A motion was made by Mayor Zinna and seconded by Mr. Warms to approve the Resolution of Approval for Soil Moving Permit Application with conditions for application PB#1-22-05, Applicant: Ari Moses, Block 2102, Lot 5, located at 62 Churchill Road. The roll was called for those eligible to vote and the motion carried. Voting YES: Mrs. Wilmit, Mr. Warms, Mrs. Park, Mr. Nevins, Councilman Grossman and Mayor Zinna. Voting NO: None.

PB#1-22-16, Site Plan w/ Variance

62-64 Piermont Road & 45 Harold Street, Block 1105, Lots 23, 37 & 38

Applicant: 62 Piermont Road, LLC

A motion was made by Councilman Grossman and seconded by Mr. Nevins to approve the Resolution of Approval for preliminary and final site plan approval together with certain variances and conditions for application PB#1-22-16, Applicant: 62 Piermont Road, LLC, Block 1105, Lots 23, 37 & 38, located at 62-64 Piermont Road & 45 Harold Street. The roll was called for those eligible to vote and the motion carried. Voting YES: Mrs. Wilmit, Mr. Warms, Mrs. Park, Mr. Nevins, Councilman Grossman and Mayor Zinna. Voting NO: None.

CONTINUATION OF PUBLIC HEARING

**PB#1-22-12, Subdivision w/ Variances
27-31 Central Avenue, Block 1104, Lots 7 & 8
Applicant: Giesi 31 Central LLC**

Mrs. Wilmit stated that the first application to be heard this evening was for 27-31 Central Avenue, Block 1104, Lots 7 & 8. This matter will not be heard this evening. The applicant requested to adjourn this matter and carry to the next Regular Public Meeting of April 26, 2023 at 8pm, without further notice. This would be to permit the Applicant's Professionals time to revise their respective plan in accordance with the comments raised at the Regular Public Meeting of February 22, 2023. Mrs. Wilmit noted that the applicant will not have to re-notice of the new meeting date to the homeowners within the 200' listing. The Board Professionals and Members would all be available to attend the hearing on Wednesday, April 26, 2022 at 8pm.

Mrs. Osborne certified that she listened to the tape recording from the hearing of February 22, 2023, on the Giesi 31 Central LLC, 27-31 Central Avenue application. The signed certification will be on file in the municipal file.

PUBLIC HEARING

**PB#1-22-18, Subdivision w/ Variances
121-131 N. Summit Street & 145 Piermont Road, Block 1301, Lots 2 & 3
Applicant: RRD Summit Street, LLC**

Mrs. Wilmit stated that the next application to be heard this evening was for 121-131 N. Summit Street & 145 Piermont Road, Block 1301, Lots 2 & 3. This matter also will not be heard this evening. Mr. Capizzi who is the attorney for this applicant notified the Board Secretary just before the meeting that one of the applicant's professionals is not available this evening. He has requested to adjourn this matter and carry to the next Regular Public Meeting of April 26, 2023 at 8pm, without further notice. Mrs. Wilmit noted that the applicant will not have to re-notice of the new meeting date to the homeowners within the 200' listing. The Board Professionals and Members would all be available to attend the hearing on Wednesday, April 26, 2022 at 8pm.

The next Planning Board Meeting will be on Wednesday, April 12, 2023, 8pm, there are no applications scheduled at this time, however minutes may be approved. A motion was made by Mr. Warms and seconded by Mr. Oelsner to adjourn the meeting at 8:17 pm. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Amanda Booth
Planning Board Secretary