

Approved 6/24/2020

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
May 27, 2020**

2020 Chairwoman Wilmit called the WebEx virtual meeting to order at 8:00 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:	Mary Beth Wilmit	Mayor Mark Zinna
	Sheryl Gaines	Councilman Jeff Grossman
	Marc Harrison	Jon Warms
	Eugene Marcantonio	Ted Kagy
	Craig Feinberg	Dan Oelsner
	Julia Park	

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

APPROVAL OF MINUTES

A motion was made by Mrs. Gaines and seconded by Mr. Warms to approve the minutes of the Work Session of May 13, 2020. A voice vote of all eligible members carried the motion. All voted in favor; none were opposed.

PUBLIC HEARINGS

Mr. Zenn explained that application for PB#1-19-06, Site Plan with Variances & PB#1-20-01, Soil Moving Permit, 95 County Road, Applicant: 95 Tenafly, LLC would be continued to the Wednesday, June 24, 2020, Regular Public Meeting of the Planning Board at the request of the applicant.

PB#1-20-04, Site Plan with Variances

Block 1003, Lot 2

20 Chestnut Street

Applicant: Rafael Adoni

Mr. Matthew Capizzi is the attorney for the applicant. He explained that the applicant is seeking Site Plan Approval to convert the second floor office space into three (3) 2-bedroom residential units. There is no proposed expansion to the existing building or site improvements. The property is located on the southerly side of Chestnut Street and located in the B-1 Business Zone District.

Mr. Capizzi commented on the proposed on-site parking requirements. It was noted in Mr. Hals' review letter of May 13, 2020 that existing and proposed commercial uses are permitted in the B-1 Zone District. The commercial uses occupy floor area in an existing structure. Pursuant to Footnote 10 of Schedule A – Permitted Uses of the Land Development Ordinance “There shall be no off street parking requirements for uses occupying floor area in existing structures located in the B-1 Zone.” Therefore, the commercial uses do not require off-street parking spaces. Additionally, the proposed residential units will require six (6) parking spaces. There are eleven (11) parking spaces proposed. There is adequate parking for the proposed residential spaces on-site.

Mr. Capizzi called upon Mr. Sean McLennan to give his testimony as the applicant's engineer. He was sworn in, gave his credentials to the board and was accepted as an expert in the field of engineering. He briefly explained his plan entitled “Site plan for Rafael Adoni, Lot 2, Block 1003, 20 Chestnut Street” dated January 19, 2020, last revised April 15, 2020. He noted that all lights will be mounted on the building. The applicant will comply with Mr. Hals' recommendation that additional lighting be provided for the rear parking area as the plan shows the proposed lighting in the rear parking spaces is poorly lit.

There was some discussion regarding parking spaces 1-4. Mr. Hals, Planning Board engineer, was sworn in for his testimony. Mr. Hals' called out several comments in his May 13, 2020 letter. The dumpster enclosure is difficult to access where proposed. The dumpster enclosure needs to be relocated. Parking space Number 4 is partially located on the neighbor's property to the west and the entire rear parking area needs to be restriped to shift parking space Number 4 and the dumpster location.

Mr. Capizzi entered the following exhibit into the record:

- Exhibit A-1, 5/27/2020, Sketch of revised parking for the site, rendering prepared by David Hals for the applicant

Mr. McLennan explained the sketch and noted that the applicant will provide parking as depicted on the sketch pursuant to Mr. Hals' rendering. It was noted that several of the parking spaces would now only be 8' wide. Mr. Hals commented that there will be easier access to the dumpster and more green area can be provided. He suggested more landscaping be added there.

The sidewalk area in front of the building is from the face of the building to the street. The applicant agreed to install a curb-lined landscape planting area between the entrance doors to the back on the street sidewalk line pursuant to Mr. Hals' recommendation.

Board members had questions regarding lighting and the reduced size of several parking spaces. Mr. Hals assured the board that the reduced size would be sufficient even for larger SUVs. There was concern regarding the lighting on the west side of the building. Mr. McLennan

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assured the board that there would be plenty of light. There was a concern about whether the dumpster area could accommodate both recycling and garbage containers. Mr. Hals indicated that the area was large enough to accommodate these containers.

The meeting was opened to the public for questions of this witness. There being no one from the public with questions, this portion of the meeting was closed to the public.

Mr. Capizzi called upon Mr. Marios Lachanaris to give his testimony as the applicant's architect. He was sworn in, gave his credentials to the board and was accepted as an expert in the field of architecture. He briefly explained his plans entitled "Commercial/Residential Building, 20 Chestnut Street, Tenaflly, NJ," dated February 16, 2020, consisting of two (2) pages, Page 2 being last revised on March 4, 2020.

The first floor plan consists of a weights area, two (2) aerobics areas and an existing fitness center. The second floor consists of three (3) 2-bedroom apartments, each of which include a kitchen, living room/dining room combo, a main bathroom, a powder room, a laundry room and closets. New windows will be installed and the façade will be redone with new stucco. Mr. Hals had indicated in his letter that the entrance to the residential units is located in the front of the building and the parking is generally located behind the building. He requested that the stair access to the residential units be made from the rear of the building. Mr. Lachanris indicated that the plan is for the entrance to remain in the front of the building.

Board members asked about the location of the mailboxes (in the vestibule), the cost of construction (approximately \$200K), signage (remains unchanged but will conform to Borough code if changed) and the canopy on the front of the building (it is behind the front yard setback so it is to code).

The meeting was opened to the public for questions of this witness. There being no one from the public with questions, this portion of the meeting was closed to the public.

The meeting was then opened to the public for comments on the entire application. There being no one with comments, this portion of the meeting was closed to the public.

A motion was made by Mr. Marcantonio and seconded by Mayor Zinna to approve this Site Plan application with all recommendations from Mr. Hals' May 13, 2020 letter and all Borough stipulations. The roll was called and the motion carried. Voting YES: Mrs. Wilmit, Mr. Warms, Mr. Harrison, Mr. Marcantonio, Mr. Kagy, Mrs. Gaines, Mr. Feinberg, Councilman Grossman and Mayor Zinna. Voting NO: None

COMMITTEE REPORTS

Mrs. Wilmit noted that the Open Space and Recreation Plan Committee has had several phone conferences to discuss the drafts for a new element to the Master Plan. Mr. David Novak, Board

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Planner, is working on updating per the committee's comments. Mrs. Nicolosi indicated that a resident survey will be posted to the website to get comments from the public. Mayor Zinna will include a mention of this in his next Code Red phone call. It was noted that the Borough newsletter would not be going out in June as there is not much information to disseminate since the pandemic has put all summer activities on hold as of now.

A motion was made by Mr. Marcantonio and seconded by Councilman Grossman to cancel the Work Session of June 10, 2020, as there is no business scheduled for the evening. A voice vote carried the motion. Mrs. Nicolosi will handle notifications.

Mayor Zinna noted that there is currently no Borough Hall reopening date for in-person meetings. There must be approval and guideline from the Governor and state in order to do so.

A motion was made by Mr. Marcantonio and seconded by Mrs. Gaines to adjourn the meeting at 9:00 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary