

Approved 8/11/2021

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
June 23, 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.

ROLL CALL

The secretary was asked to call the roll:

Voting members present:	MaryBeth Wilmit Ted Kagy Jon Warms Julia Park	Mayor Mark Zinna Councilman Jeff Grossman Dan Oelsner
Voting members absent:	Marc Harrison Ted Nevins	Craig Feinberg Nichole Osborne
Others present:	Jeffrey Zenn, Esq. Joe Burgis, P.P.	David Hals, P.E. David Novak, P.P.

APPROVAL OF MINUTES

A motion was made by Mr. Kagy and seconded by Mr. Warms to approve the minutes of the following meetings: Work Session of June 9, 2021, and the Regular Public Meeting of June 15, 2021. A voice vote carried the motion. All eligible members voted in favor of the motion; none were opposed.

NEW BUSINESS

There was some discussion about the scheduling of pending applications. The Kaplen JCC on the Palisades application has been deemed complete by Mr. Hals (we are still awaiting a confirmation letter). Mr. Capizzi, attorney for the applicant, is unavailable for the Regular Public Meetings of July 28, 2021 and August 25, 2021. He has requested that the Planning Board convert its Work Session of August 11, 2021, to a Special Public Meeting. His client is willing to pay the \$500.00 conversion fee. Board members were polled for attendance availability and questioned about conflict of interest in the matter. A motion was made by Mr. Kagy and seconded by Mrs. Park to convert the Work Session of August 11, 2021, to a Special Public Meeting to hear the application for the Kaplen JCC on the Palisades. A voice vote carried the motion. All voted in favor; none were opposed.

Mrs. Wilmit gave an update on the most recent LDR Committee. The committee had met again regarding fence heights in regard to deer. The current ordinance calls for a height of 8' fencing. It was suggested that the committee look at possibly changing the height to 10' and limiting the design of the fence to those without pickets or spikes, upon which a deer could possibly become impaled. A resident can apply to the Board of Adjustment, at present, to request a fence at a height higher than 8'. The committee did not consider changing the ordinance as it would put too much regulation in place, i.e., the raised height and fence design. Furthermore, it wasn't thought that this was a pressing issue in Tenafly. The committee will not be making a recommendation to the Mayor & Council to update the fence ordinance. Councilman Grossman will report the committee's findings to the Mayor & Council.

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Also discussed at the LDR meeting was overnight parking for tenants within the downtown. Mr. Zenn had spoken to the attorney who has an application pending before the board to ask the applicant to provide a parking/traffic study of those parking lots in the downtown which may be utilized for tenant overnight parking. There are several applications which may come before the board with retail on the first floor and apartments on the second and third floors. The applicant has agreed to provide this study to the board for presentation at the hearing. Mr. Hals will provide the parameters and scope of the study to Mr. Zenn, who in turn, will forward to the attorney for the applicant. The study will be done after Labor Day.

The meeting was opened to the public. Ms. Taya Glotzer spoke to the board on the recommendation of Councilwoman Dayton. She wished for the board to reconsider its findings regarding the hedge on her neighbor's property, suggesting the board adopt legislation that permits action if a neighbor objects. She indicated that the hedge has grown. Mrs. Wilmit indicated that the LDR Committee and the Planning Board reviewed this extreme situation at past meetings with her and her husband present. Mr. Zenn explained that there cannot be specific rules and regulations whereas approval is needed from a next door neighbor. Mayor Zinna suggested that Ms. Glotzer and her husband speak to the neighbors about the situation. Board members had many questions regarding openness of the hedges and enforcement policy at prior meetings. 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.

It was noted that this is Mrs. Nicolosi's last meeting with the Planning Board, as she will be retiring as of June 30, 2021. She thanked the board for their dedication to Tenafly and for the relationships she has built with all the board members and professionals, many of whom she has worked extensively throughout her eighteen (18) years with the Borough. Mrs. Nicolosi indicated that she has been working with Ms. Amanda Booth for the past several months and is certain the transition will be a smooth one. Mrs. Attanasio will also be able to provide assistance in Planning Board matters. All wished her well in her retirement.

A motion was made by Mr. Kagy and seconded by Mr. Warms to adjourn the meeting at 8:48 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary