

Approved, September 1, 2021

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

**MINUTES  
August 11, 2021**

2021 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:	MaryBeth Wilmit	Julia Park
	Ted Kagy	Nichole Osborne
	Jon Warms	Ted Nevins
	Craig Feinberg	Councilman Jeff Grossman

Voting members absent:	Mark Harrison	Mayor Mark Zinna
	Dan Oelsner	

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Kagy and seconded by Mr. Feinberg to approve the minutes of the following meetings: Regular Public Meeting of June 23, 2021, Work Session Meeting of July 14, 2021 and the Regular Public Meeting of July 28, 2021. A voice vote carried the motion. All eligible members voted in favor of the motion; none were opposed.

**PUBLIC HEARING**

PB#1-20-06, Application for Development  
Block 2903, Lot 4  
411 E. Clinton Avenue

**Applicant: Kaplen JCC on the Palisades**

Mrs. Wilmit stated that the application to be heard tonight was for the Kaplen JCC on the Palisades, Block 2903, Lot 4, 411 E Clinton Avenue.

Mr. Matt Capizzi is the attorney for the applicant. He gave a brief summary of the application, spoke about the 29 acre campus on the top of East Clinton Avenue and the services it would provide to the Tenafly neighborhood. This would be for children, adults, seniors and those with special needs. Most of the services will be provided in the main building with the secondary building where camp will be held. The purpose of this

application is to expand services to the members by the expansion of the building and to also expand the parking lot to make the campus more user friendly.

Mr. Capizzi stated that the variances for the application are for the preliminary and final site plan approval and fall under three (3) categories:

1. Parking – additions that are being proposed would increase the parking demands of the site to 257 spaces though they are adding 210 spaces, which would be a 47 space short fall. The size of the parking space would fall short of Municipal Standards. Some of the additional spaces would be in the front yard in existing parking areas.
2. Main Building – the grade falls off slightly so they would need a variance for the maximum number of stories where they are proposing three (3).
3. Disturbance of regulated areas/steep slopes – Most of the site is impacted by steep slopes and regulated by the NJ Department of Environmental Protection (NJDEP) by virtue of the parking lot improvements.

Mrs. Wilmit stated on the record that Board member Mr. Warms recused himself from the hearing and left the dais.

Mr. Zenn explained that this application will not be heard in its entirety tonight due to the certain drainage issues that need to be resolved. He also said that a soil moving permit application will need to be filed. Mr. Capizzi said that he was aware of the items that were listed on the Engineer's July 30, 2021 letter from David Hals at Schwanewede/Hals Engineering.

Mr. Capizzi called upon Mr. Steven Napolitano of SNS Architects & Engineering, PC to give his testimony. He gave his qualifications to the board and was accepted as an expert in the field of engineering.

Mr. Zenn suggested Mr. Capizzi supply reduced size plans of 11x17 to the board for the next meeting(s) due to the COVID barriers and being unable to open the full size plans on the dais. Mrs. Wilmit was also in agreement with this recommendation.

Mr. Napolitano explained that the 11x17 drawings distributed to the board were the same as the same plans submitted for the existing conditions, overall site plan. He explained the overall plans in great deal. He also went over the drawing Y-01 and for the steep slopes for the property and explained the areas of percentage slope that will be disturbed.

The proposal is to construct a new three (3) story building addition in the front of the main existing facility along with modifications to the tennis and basketball courts at the rear of the property, reconfigure the existing parking and the drop off area along with the camp area. He also explained grading, storm water, retaining walls, enlarging the existing detention basins and reacting new basins where depression exists. All the comments from Mr. Hals completion letter will be addressed and revisions to the stormwater management report will be made on the next submission. Mr. Napolitano spoke about the lighting plan on drawing

SL-1 where they will be incorporating new 22 foot high mounted LED fixtures and upgrading them throughout the site. The last drawing was the TAW NJDEP Transition Area Waiver Averaging Plan which has already been sent to the DEP for their approval.

Mr. Capizzi asked Mr. Napolitano to explain the variances to the board. Parking would require a variance as they are proposing a 47 car deficiency with 9x19 parking stalls. Mr. Zenn stated that would be an exception from the site plan, and would need relief from it. The average height of the building would come in at 34.83 feet, which is less than 35 feet and would not require a variance. The slopes greater than 50% and less than 24.9% would require a variance.

Mrs. Wilmit asked if the memo from the Fire Department went to Mr. Capizzi's office. A copy was handed to him at the meeting and Mrs. Wilmit asked Ms. Booth, Planning Board Secretary to send a copy. The Fire Department had comments regarding the turning radius and some other issues which would need to be addressed.

Mrs. Wilmit opened the meeting to the board for questions of Mr. Napolitano. Board members requested clarification of the building height variance, parking lot and parking stall size, the wetlands and any restriction around the roof top playground.

The meeting was opened to the Public for questions of Mr. Napolitano. The following residents has questions regarding the parking on the west side of the campus, additional lighting and the overall size of the parking lot:

- Alex Cha
- Eve Boklin

There being no further questions from the public, this portion of the meeting was closed.

Mr. Capizzi called upon Mr. John Lignos of SNS Architects & Engineering, PC to give his testimony. He gave his qualifications to the board and was accepted as an expert in architecture.

The following exhibits were entered into the record:

- Exhibit A-1, "Plan View – Current" aerial view of the existing JCC, prepared by SNS Architects & Engineering, PC.
- Exhibit A-2, "Plan View" rendering of the aerial view showing the JCC site after construction, prepared by SNS Architects & Engineering, PC.
- Exhibit A-3, "Senior Center Entrance" able to have a car/van/bus drop off for the seniors and special services, prepared by SNS Architects & Engineering, PC.
- Exhibit A-4, Overall Cellar Plan, D-1, dated 4/27/20; elevator and stairs to the upper levels for the special services, prepared by SNS Architects & Engineering, PC.
- Exhibit A-5, "Special Services" rendering showing an area for physical therapy, mock living spaces and office space, prepared by SNS Architects & Engineering, PC.

- Exhibit A-6, "Senior Center" rendering that will have a gathering space which mimics the facades in town, prepared by SNS Architects & Engineering, PC.
- Exhibit A-7, "Idea School Entrance" rendering of protected area for the children to come into the building, prepared by SNS Architects & Engineering, PC.
- Exhibit A-8, "Aerial View—North" reconfiguration of tennis courts, basketball area, permanent tent to be installed, amphitheater, prepared by SNS Architects & Engineering, PC.
- Exhibit A-9, "Aerial View—South" connecting camp building with a covered walkway, prepared by SNS Architects & Engineering, PC.
- Exhibit A-10, "Camp Area" aerial view of the two (2) pavilions to be enclosed, prepared by SNS Architects & Engineering, PC.

Mr. Lignos stated that by taking away from one area on the campus and replacing in another on the grounds would utilize the area more efficiently. All these improvements would service JCC for years to come.

Mrs. Wilmit opened the meeting to the board for questions of Mr. Lignos. Board members had questions about the rooftop playground, senior center entrance, additional exercise room, wetlands and the parking lot. Mr. Burgis from Burgis Associates suggested that a canopy at the entrance of the senior center be considered. Mr. Vince from Schwanewede/Hals Engineering also suggested a canopy at the senior drop off area. The board had no further questions for Mr. Lignos. The meeting was opened to the Public for questions of Mr. Lignos, no one from the public had any questions.

Mr. Capizzi called upon Mr. Jordan Shenker, CFO of the JCC to give his testimony. He explained what they are trying to accomplish with this project. A brief history of the JCC was also given to the board and it was mentioned that they will be celebrating 40 years in Tenafly this October. Pre-Covid they were servicing about 5,000 people a day, which included the daycare, camp and senior services. Approximately 3,100 households are paid members of the JCC. Over the past year they have seen a lot of transplants come from the city. One of the functions is to serve the community with Jewish values, where 40% of the clients are in fact, not Jewish. As we look to the future we need to expand those services directly related to the community. Services that are no longer available due to aging out are in great demand. Pre-Covid, they were near capacity and now need additional space to accommodate the demand.

Mr. Shenker spoke about the special needs and the early childhood programs in detail. Nothing would change with these programs, just the increased indoor and outdoor space required. This year, summer camp and early childhood programs will have the largest enrollment. He also spoke about the parking and stated you will not be able to see the cars from the street. This is not just because of aesthetics, but also a critical security item for them. Only a few times during the year would the parking lot be at full capacity due to a holiday or an event.

Mrs. Wilmit opened the meeting to the board for questions of Mr. Shenker. Councilman Grossman clarified the dates and stated that it was originally with Temple Emmanuel in Englewood. He asked about the increased number of cars from caregivers using the programs. Mr. Shenker stated that they will be scheduling activities during slower times of operation. The board had no further questions for Mr. Shenker.

The meeting was opened to the Public for questions of Mr. Shenker. Mr. Alex Cha expressed his concerns about sound proofing and use of the outdoor areas for exercise classes. Mrs. Wilmit explained the process of the hearing and that after testimony of a particular professional the board members or public can ask question of only that professional. There being no further questions from the public, this portion of the meeting was closed.

Mrs. Wilmit announced the hearing in this matter will be continued to Wednesday, September 1, 2021, at 8:00pm at which time testimony will start. The board agreed to continue the hearing. Mr. Capizzi thanked the board for their efforts this evening.

There were no committee reports this evening. The next Planning Board Meeting will be on Wednesday, August 25, 2021, at which time the resolution for the application of 22 Jersey Avenue, The William Warren Group will be adopted and any meeting minutes which may need to be approved.

Mr. Kagy stated that the Mayor and Council voted to disallow the sale and production of cannabis in Tenafly. Councilman Grossman added that they also authorized Burgis Associates to put a plan together in the event we do want to allow this in the future.

A motion was made by Mr. Kagy and seconded by Mr. Warms to adjourn the meeting at 10:24pm. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Amanda Booth  
Planning Board Secretary