

Approved 5/23/07

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
April 25, 2007**

Chairperson Sellinger called the meeting to order at 8:10 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

Voting members present:	Mayor Rustin	Councilwoman Hoernlein
	James Robert Sellinger	Gus Allen
	Louise Kelly	James Sowlakis
	Ted Nevins	

Voting members absent:	William Kelly	Herb Galant
	Kevin Tremble	Mary Beth Wilmit

Others present:	Lou Kaufman, Esq.
	Mike Carroll, P.E., Schwanewede/Hals Engineering
	Frank Mottola, Zoning Officer

A motion was made by Mayor Rustin and seconded by Mr. Allen to approve the minutes of the Regular Meeting of March 28, 2007, and the Special Public Meeting of April 11, 2007, with one correction to a typographical error. The roll was called and the motion carried. All voted in favor of the motion; none were opposed.

A motion was made by Mayor Rustin and seconded by Mr. Allen to approve the Resolution of Approval for a site plan with conditions for Emco Realty Corp. (Steve Cohen), Block 1003, Lot 5, 33 Riveredge Road. The roll was called and the motion carried. Affirmative votes were cast by Mr. Sellinger, Mrs. Kelly, Mr. Allen and Mayor Rustin.

Chairman Sellinger noted that the hearing for the application for Janine Latz/Latz, Inc., Block 1005, Lot 39, 65 Piermont Road, has been continued to May 23, 2007. A letter will be sent to the attorney for the applicant stressing the board's displeasure at another continuation request.

PUBLIC HEARING

PB#1-07-07 – Minor Subdivision (re-division of lot line)
Block 2603, Lots 22 & 23.01
12 & 20 Stony Brook Road
Applicants: Robert Dome and Joel Klaiman

Mr. Mark Madaio is the attorney for the applicants. The applicants wish to subdivide a 1,745 sq. ft. triangular portion from the easternly portion of Lot 23.01 and add that land to Lot 22. This transfer of land to Lot 22 will add the apparent front yard of the dwelling to the property. The newly created lots will conform to the bulk requirements of the R-20 Residential Zone District.

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The following exhibit was entered for the record:

- Exhibit A-1, 4/25/07, Plan submitted to the board entitled “Minor Subdivision-Redivision of Tax Lot 23.01 in Block 2603, revised 4/11/07”

There was some discussion as to whether there may be an issue with FAR calculations on the lots. Mr. Mike Carroll, engineer from Schwanewede/Hals Engineering, explained that the calculations for Lot Area listed on the submitted site plan were incorrect and should be: Re-Divided Lot 23.01, Lot Area--24,209 S.F. and Re-Divided Lot 22, Lot Area--27,424 S.F. He advised the board that there would be a problem with FAR in the future with the plans presented this evening. As such, this applicant would need to appear before the Board of Adjustment for a FAR variance.

Mr. Madaio advised the board that he will come back with revised plans to eliminate the FAR issue. The Borough Engineer will review these revised plans prior to the meeting. This application will be continued to May 23, 2007. No further notification is required.

It was noted that the Work Session on May 23, 2007, will begin at 7:30 p.m., with the Public Meeting following at 8:00 p.m.

There were no further comments from board members or the public.

A motion was made by Mr. Allen and seconded by Mr. Nevins to adjourn the meeting at 8:40 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mr. Allen and seconded by Councilwoman Hoernlein to return to Work Session in the Richard D. Wilson Committee Room. A voice vote carried the motion.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary