

Approved 8/27/08

**SPECIAL PUBLIC MEETING OF THE  
TENAFLY PLANNING BOARD  
August 13, 2008**

Chairperson Sellinger called the meeting to order at 8:30 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

Voting members present:	James Robert Sellinger	Councilman Joseph McDermott
	James Sowlakis	Gus Allen
	Mary Beth Wilmit	William Kelly

Voting members absent:	Mayor Peter Rustin	Herb Galant
	Louise Kelly	Kevin Tremble
	Ted Nevins	

Others present:                   Jeff Zenn, Esq.

A motion was made by Councilman McDermott and seconded by Mr. Allen to approve the minutes of the Regular Public Meeting of June 25, 2008, Special Public Meeting of July 9, 2008, and Regular Public Meeting of July 23, 2008. It was noted that on the minutes of July 23, 2008, page 3, 2<sup>nd</sup> paragraph under the Kim hearing, Mr. Allen's name had been omitted as having listened to the tapes of that hearing and having signed a certification to the same. The minutes will be amended as suggested. A voice vote carried the motion. All voted in favor; none were opposed.

**PUBLIC HEARING**

Mr. David Wall, Vice Chairman of the Historic Preservation Commission, gave a brief presentation on the Amendment to the Historic Preservation Element of the Borough Master Plan to recognize Block 1404, Lot 21, 177 Hudson Avenue, also known as "Anthony House"; Block 2006, Lot 4, 60 Elm street, also known as "Amend House"; and Block 1503, Lot 47, 330 Engle Street, also known as "Jellison House" as designated historic sites.

There were no comments from Board members. The meeting was open to public to question Mr. Wall. There being no one from the public with questions; this portion of the meeting was closed.

The meeting was open for public comments on the entire application. The following individuals spoke in favor of the amendment:

- Karen Neus, 330 Engle Street (she is the owner of "Jellison House" and a member of the HPC) and gave a brief history of the home and the renovations she and her husband have made to the house
- Sue Truesdale, 21 Norman Place

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There being no one else present to comment on the application; this portion of the meeting was closed.

Chairman Sellinger thanked Mr. Wall, the members of the Historic Preservation Commission and the homeowners of these historic properties for their hard work in this matter.

A motion was made by Mrs. Wilmit and seconded by Mr. Sowlakis to approve this Amendment to the Historic Preservation Element of the Borough Master Plan. The roll was called and the motion carried. All voted in favor of the motion; none were opposed.

A motion was made by Mrs. Wilmit and seconded by Mr. Sowlakis to approve the Resolution of Approval for the above matter. The roll was called and the motion carried. All voted in favor of the motion; none were opposed.

PB#1-06-13A – Amended Site Plan/Variance  
Block 2903, Lot 4, 411 E. Clinton Avenue  
Applicant: Kaplen JCC on the Palisades

Chairman Sellinger recused himself as he is a member of the JCC. Vice Chairman Sowlakis presided over this hearing.

Mr. Elliot Urdang is the attorney for the applicant. The applicant proposes to amend the approved Site Plan dated January 10, 2007, by adding two new building additions within the interior building courtyard. There are no other changes to the approved Site Plan. Mr. Robert Mocella is the architect. He gave his credentials to the board and was qualified as an expert in the field of architecture. He reviewed a colorized version of Sheet D-1, previously submitted to the board members.

Mr. Mocella testified that these changes would not affect drainage as they are located upon existing impervious areas and roof drains will be connected to the storm drainage system. There will be no increase in stormwater runoff.

The proposed additions will increase the required parking from 1047 spaces to 1053 spaces. The existing parking provided at the facility is 386 spaces. There are no additional parking spaces proposed with the application and a variance is required. However, this variance can be granted because there is an operating history at the JCC in which the facility functions with the parking deficiency at a satisfactory level on all but a handful of days throughout the year. Also, the JCC has an informal agreement with the Greek Church adjacent to it for shared parking.

Mr. Urdang noted that due to a lack of electrical closet space in the existing building, the applicant is building an addition of 639 square feet in which the applicant will house a new switch gear room. This expansion will allow the applicant to bring the building electrical rooms/panels up to code.

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The previously approved application had a cafe with a remote food prep area. Since this remote food prep area would have required the applicant to wheel hot and cold foods to the cafe, the applicant had a safety concern with children that may be using the same corridors. The 704 square foot expansion will allow the applicant to house the new food prep area next to and part of the cafe, eliminating food from having to travel through common corridors.

A motion was made by Mrs. Wilmit and seconded by Mr. Kelly to approve this amended application as presented. The roll was call and the motion carried. Voting in favor of the motion were Mr. Kelly, Mr. Sowlakis, Mr. Allen, Mrs. Wilmit and Councilman McDermott.

A motion was made by Mrs. Wilmit and seconded by Mr. Sowlakis to approve the Resolution of Approval for the above matter. The roll was called and the motion carried. All voted in favor of the motion; none were opposed.

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

Respectfully submitted,

Valerie B. Nicolosi  
Planning Board Secretary