

Approved 1/10/07

**REGULAR PUBLIC MEETING OF THE  
TENAFLY PLANNING BOARD  
December 13, 2006**

Chairperson Sellinger called the meeting to order at 8:49 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

Voting members present:	James Sellinger	Gus Allen
	Louise Kelly	Councilman Joseph Salvatore
	William Kelly	Mary Beth Wilmit

Voting members absent:	James Sowlakis	Mayor Peter Rustin
	Kevin Tremble	Dong Lee
	Herb Galant	

Others present:	Jeffrey Zenn, Esq., Sokol, Behot and Fiorenzo
	David Hals, P.E., Schwanewede/Hals Engineering
	Frank Mottola, Zoning Officer

**PUBLIC HEARING**

PB#1-06-13 – Site Plan/Variance  
Block 2903, Lot 04, 411 E. Clinton Avenue  
Applicant: JCC on the Palisades

Chairman Sellinger recused himself from the hearing of this application as he is a member of the JCC. Mrs. Louise Kelly will chair the meeting this evening.

Mr. Elliot Urdang is the attorney for the applicant. He explained that this application calls for the expansion of the existing building. Mr. Urdang called upon Mr. John Lignos, S & S Architects, One Paragon Drive, Montvale, NJ, who gave his credentials to the board. He was qualified as an expert witness in the field of architecture.

Several exhibits were marked and entered into the record:

- A-1, Colorized version of Site Plan previously submitted to the board minus some technical information, 12/13/06
- A-2, First Floor Plan, 12/13/06
- A-3, Second Floor Plan, 12/13/06
- A-4, Elevations, 12/13/06
- A-5, Turnaround Area, 12/13/06
- A-6, Schematic Site & First Floor Health Center Drop-Off Plan, 12/13/06

Mr. Lignos reviewed the various exhibits with the board. The construction will result in 2,200 sq. ft of additional space. There will be a more secure child care center, a separate health center

Approved 1/10/07

Tenaflly Planning Board (Regular Public Meeting)

December 13, 2006

Page 2

entrance and expanded administration offices on the second floor. The atrium will be expanded to permit for nicer cultural displays in the future.

Borough Engineer David Hals had no questions for this witness. There were no questions from board members for this witness. The meeting was opened to the public to question Mr. Lignos on his testimony. There being no one from the public with questions for this witness, this portion of the meeting was closed.

Mr. Urdang called Sue Gelsey, CEO of the JCC, 411 E. Clinton Avenue, Tenaflly, NJ, to give testimony regarding the operation of the facilities, security issues, staffing, parking lot usage and the reorganization of the rooms for current programming.

Board members expressed concern regarding the rear carpooling area and parking issues. It was noted that the pathway from the JCC to the Greek Orthodox Church has been completed and is in use. Ms. Gelsey noted that the JCC also has an agreement for use of the church parking lot at times.

Borough Engineer David Hals had no questions for this witness. There were no questions from board members for this witness. The meeting was opened to the public to question Ms. Gelsey on her testimony. There being no one from the public with questions for this witness, this portion of the meeting was closed.

Mr. Urdang called Steven Napolitano, S & S Architects, One Paragon Drive, Montvale, NJ, who gave his credentials to the board. He was qualified as an expert witness in the field of engineering. Another exhibit was marked and entered into the record--A-7, Parking Calculations, 12/13/06.

Mr. Urdang advised the board that the applicant will comply with Borough Engineer David Hals' letter of 10/26/06. Handicapped spaces will have appropriate signage and van accessible spaces will be provided as well.

There was much discussion regarding Item No. 10 in Mr. Hals' letter written as follows:

“The Existing Conditions Site Plan is a survey and must be signed by a licensed land surveyor, not an engineer.

The boundary of the property shown shows an overlap in property with The Lost Brook Preserve property to the north by 13.33. This reduces the JCC property to 28.6 acres from 29.0 acres and places many of the existing site improvements in the 100 foot buffer. The JCC fence would then be located on Tenaflly property. Is the JCC agreeing with this boundary?”

Mr. Urdang noted that the survey will be provided to the engineer as requested. He also advised the board that the boundary issue will be addressed by his title company and the applicant assures the board that it will do its best to resolve the issue.

Approved 1/10/07

Tenafly Planning Board (Regular Public Meeting)

December 13, 2006

Page 3

The application has been submitted to the Bergen County Planning Board and the Bergen County Soil Conservation District. Mr. Urdang commented that the applicant has also been in contact with people at the Bergen County Utilities Authority.

Mr. Hals was sworn in for his testimony. He noted that his prior suggestions regarding the reconfiguration of the health facilities drop off with the lobby expansion have been taken and will now function reasonably well. He also noted that new plans reflect a larger sidewalk area/waiting area by the main lobby addition.

Mr. Hals commented that the detention system presently on the property is not the correct size and should be expanded. The drainage at the intersection of Woodland Street and East Clinton Avenue is a problem, with manhole covers coming up because of drainage issues. There were several flaws in the drainage calculations previously submitted to his office. There is flooding downstream from the location. Mr. Urdang noted that the applicant will have no objection to working with Mr. Hals to increase the size of the detention system.

There were no further questions for either Mr. Napolitano or Mr. Hals from the board members. The meeting was opened to the public for questions of these witnesses. There being no one from the public wishing to question these individuals, this portion of the meeting was closed to the public.

The meeting was opened for discussion on the entire application. There being no one from the public to comment at this time, the meeting was closed for public input. Board members expressed concerns regarding long range parking and the drop off facilities for children. Mr. Urdang again noted that the JCC has an agreement for parking with the adjacent church. Mr. Hals had no further comments at this time.

Mr. Urdang gave his summation of the application.

A motion was made by Councilman Salvatore and seconded by Mr. Kelly to grant approval of this application with the proviso that a survey will be submitted to Mr. Hals for review, the detention system will be expanded, and all other Borough stipulations and conditions set forth by Mr. Hals will be adhered to by the applicant. The roll was called and the motion carried. The following members voted YES: Mrs. Kelly, Mr. Kelly, Mr. Allen, Mrs. Wilmit and Councilman Salvatore.

A motion was made by Mr. Kelly and seconded by Mr. Allen to adjourn the meeting at 10:05 p.m. A voice vote carried the motion.

Respectfully submitted,

Valerie B. Nicolosi  
Planning Board Secretary