

Approved 7/25/07

**SPECIAL PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
June 13, 2007**

Chairperson Sellinger called the meeting to order at 9:10 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

Voting members present:	Mayor Peter Rustin	Councilwoman Hoernlein
	James Robert Sellinger	Louise Kelly
	Gus Allen	James Sowlakis
	Mary Beth Wilmit	Kevin Tremble
	William Kelly	Herb Galant

Voting members absent: Ted Nevins

Others present: Jeffrey Zenn, Esq.
David Hals, P.E., Schwanewede/Hals Engineering

A motion was made by Mayor Rustin and seconded by Mr. Sowlakis to approve the minutes of the Regular Meeting of May 23, 2007. A voice vote carried the motion. 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 minor subdivision approval for Robert Dome and Joel Klaiman, Block 2603, Lots 22 & 23.01, 12 & 20 Stony Brook Road. The roll was called and the motion carried. Affirmative votes were cast by Mr. Sellinger, Mr. Sowlakis, Mr. Allen, Councilwoman Hoernlein and Mayor Rustin.

A motion was made by Councilwoman Hoernlein and seconded by Ms. Wilmit to approve the Resolution of Approval for a site plan waiver for Knickerbocker Country Club, Block 503, Lot 1, 188 Knickerbocker Road. The roll was called and the motion carried. Affirmative votes were cast by Mr. Sellinger, Mr. Sowlakis, Mrs. Kelly, Mrs. Wilmit, and Councilwoman Hoernlein.

PUBLIC HEARING

PB#1-07-08 – Site Plan/Variance
Block 1301, Lot 2
145 Piermont Road
Applicants: Christopher Rogovich & Charles Wortmann

Mr. Elliot Urdang is the attorney for the applicant. He noted for the record that there is a parking agreement for use of the Benjamin Brothers lot. He called upon Mr. Christopher Rogovich who is the applicant. Mr. Rogovich was sworn in to give his testimony. He has a lease on the subject property for thirty (30) years. He plans to open a golf fitness and performance center.

The following exhibit was marked into the record:

- Exhibit A-1, 6/13/07, Colorized Version of Floor Plans, dated 3/8/07, previously submitted to the board

Mr. Rogovich reviewed the plans with the board. There will be an indoor putting green, two (2) golf simulators, five (5) driving bays, a sand trap for chipping and a room for golf biofeedback. Upstairs will accommodate a baseball training center. Basic instruction on fielding and batting will take place upstairs. There will be no batting cages. Hours of operation are 5:30 am. – 10:00 p.m. seven days a week. There may be up to nine (9) people on staff at any given time. Employees include a cashier, personal trainers, a manger, golf pros and a physical therapist. Trainers will be scheduled for one hour session on a one-to-one basis. The fitness center is geared toward golf fitness. It is estimated that a maximum of ten (10) people may be using the center during the busiest times. Forty (40) people including staff may be on site utilizing all the facilities.

The following exhibit was marked into the record:

- Exhibit A-2, 6/13/07, Addendum to Lease (Parking Agreement)

This is a parking agreement with Benjamin Brothers to use the parking lot Monday-Saturday prior to 7:30 a.m. and after 5:45 p.m. and all day on Sunday. Membership fees will be charged on a monthly and annual basis for the fitness center. Fees will be separate for use of the golf simulators. The goal is to reach 200 members. There will be private lessons for golf and baseball (which will be geared for very young children) Membership is not required to have lessons. There will be lounge area serving coffee and energy drinks along with granola bars and fruit.

There were no questions from the board members at this time. The meeting was open to the public to question Mr. Rogovich. Mr. Gerald Bochese, 116 Oak Street, owner of Fuel Fitness on the other side of the street, came forward and asked for clarification of the fitness area. This will be geared to golfers. Mr. Bochese indicated that this area of Tenafly is becoming a “fitness mecca” with his studio, this planned facility and an incoming dance studio. He had no further questions or comments. This portion of the meeting was closed to the public.

Mr. Gregory Polyniak, Neglia Engineering Associates, was sworn in and qualified as an expert in the field of engineering. He reviewed the plans he had prepared and which had been previously submitted for the board. He noted that there is no change to the size of the building. The site is covered 99.25% by impervious coverage.

There are three variances required for this application:

Parking--118 spaces required, 30 spaces provided
Parking Aisle Width--24' Proposed, 25' Required
Parking Space Size, 9' x 18' Proposed, 9.5' x 18' Required

There is a catch basin on site. Drainage calculations have been provided to the Borough Engineer. The applicant will provide two (2) red maple shade trees as suggested in the Borough Engineer's letter to the Planning Board of March 29, 2007.

The applicant will fence in the dumpster as requested and will also assure that no spillage onto neighboring properties will occur. The applicant will seek approval from the Bergen County Planning Board as well as the Bergen County Soil Conservation District.

There was some discussion regarding the Engineer's request to have the entire parking lot repaved. The applicant noted that the front of the lot is in good shape and would request that the board only require him to pave the back of the lot.

There was much discussion by board members about the size/length of the parking spaces as well as the landscaping. The applicant will comply with the Borough Engineer's suggestions for landscaping.

It was noted that the lease with Benjamin Brothers expires in ten (10) years. The applicant will agree to come back before the board should the lease not be renewed.

It was suggested that the applicant install flow guards in the catch basin on site. The applicant will agree to that stipulation. The sign proposed for the site will meet the Borough Engineer's approval, as will the directional signs on site.

The meeting was opened to the public to question Mr. Polyniak. There being no one from the public wishing to ask him any questions, this portion of the meeting was closed to the public.

Board members were very pleased with this application. The entire area will be enhanced with this development.

A motion was made by Mayor Rustin and seconded by Mr. Allen to approve this application with all Borough stipulations and those to be listed in the resolution per discussion this evening. The roll was called and the motion carried. All voted in favor; none were opposed.

A motion was made by Mayor Rustin and seconded by Mr. Kelly to adjourn the meeting at 10:38 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary