

Approved 3/28/07

**SPECIAL PUBLIC MEETING  
OF THE TENAFLY PLANNING BOARD  
March 14, 2007**

Chairperson Sellinger called the meeting to order at 8:40 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	James Sowlakis
	Louise Kelly	William Kelly
	Mary Beth Wilmit	Herb Galant
	Kevin Tremble	Ted Nevins

Voting members absent: Gus Allen

Others present: Jeff Zenn, Esq.  
David Hals, P.E.  
Frank Mottola, Zoning Officer

A motion was made by Mrs. Kelly and seconded by Mr. Sowlakis to approve the minutes of the Regular Meeting of February 28, 2007. A voice vote carried the motion; none were opposed. Mrs. Nicolosi will make one correction to a typographical error on the Work Notes for that evening.

**PUBLIC HEARING**

PB#1-07-03 Site Plan  
Block 1306, Lot 1, 5 Atwood Street  
Applicant: Al Diaspara

Mr. John Manfredonia is the attorney for the applicant. He had his two witnesses sworn in for their testimony—Mr. Michael Hubschman, project engineer, and Mr. Al Diaspara, owner of the subject property. Both were qualified and accepted as witnesses by the board.

Planning Board attorney Zenn noted that all documentation was in order for this applicant. Mr. Manfredonia advised that this is a site plan which calls for a change of use—from warehouse space to a dance/music studio. Mr. Hubschman reviewed his plans with the board. The following exhibits were marked and entered into the record:

- Exhibit A-1, 3/14/07, Colorized Version of Sheet 1, Site Plan Change of Occupancy, dated 2/6/07 by Michael Hubschman, Engineer
- Exhibit A-2, 3/14/07, Preliminary Floor Plan dated 11/20/06 by Chris Blake, Architect

Mr. Hubschman noted that the facility will house 2 dance studios, 3 music rooms and a staff office.

There was some discussion regarding diminished sight distance due to the hedges at the corner of the property. The length of the parking spaces was also discussed.

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The fencing around the electrical equipment and the equipment itself will be removed shortly. The dumpster on the site will be enclosed.

Mr. Diaspara advised the board that he intended to change all the windows in the building. He also is investigating costs to stucco the building. The hours of operation will be 3:30 p.m.-8:00 p.m., Monday through Friday, with staggered times for classes. Saturday hours will be 8:00 a.m. – 2:00 p.m. He stated that there will be 1-4 teachers at any given time. Two teachers will arrive via public transportation.

It was suggested that several parking spaces be eliminated and that sidewalks be installed. There are no sidewalks on the site at present. The applicant will not be expected to install sidewalks. The number of parking spaces will remain the same as shown on the site plan. Mr. Diaspara agreed to remove the macadam from Lot 2 of the adjacent property, which he also owns.

There were no further comments from board members. The meeting was opened to the public. There being no one present from the public to speak on the matter, this portion of the meeting was closed to the public.

A motion was made by Mr. Sowlakis and seconded by Mrs. Kelly to approve this application with the following stipulations, as well as all other Borough stipulations:

- The applicant will comply with the Borough Engineer's letter of March 2, 2007. The application will be forwarded to the Bergen County Planning Board for approval as well.
- The applicant will provide revised plans showing the location of the dumpsters and enclose dumpsters on site
- The applicant will repave around the building
- The applicant will remove the macadam on his adjacent Lot 2
- The applicant is willing to replace all the windows and will repaint or stucco the building

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 Mayor Rustin to approve the Resolution of Approval for a site plan waiver for VME Properties, LLC, Block 1309, Lot 5, 219 County Road (2<sup>nd</sup> Floor). The roll was called and the motion carried. Affirmative votes were cast by Mayor Rustin, Mr. Sellinger, Mrs. Wilmit, Councilwoman Hoernlein, Mr. Kelly and Mr. Galant.

A motion was made by Mr. Kelly and seconded by Mayor Rustin to approve the Resolution of Approval for a site plan waiver for VME Properties, LLC, Block 1309, Lot 5, 219 County Road (1<sup>st</sup> Floor). The roll was called and the motion carried. Affirmative votes were cast by Mayor Rustin, Mr. Sellinger, Mrs. Wilmit, Councilwoman Hoernlein, Mr. Kelly and Mr. Galant.

A motion was made by Mr. Kelly and seconded by Mr. Sowlakis to approve the Resolution of Approval for a site plan waiver for Michael Lettieri, Block 1003, Lot 5, 33 Riveredge Road. The roll was called and the motion carried. Affirmative votes were cast by Mr. Galant, Mr. Kelly, Mr. Sowlakis, Councilwoman Hoernlein and Mayor Rustin.

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A motion was made by Mayor Rustin and seconded by Mr. Kelly to approve the Resolution of Approval for a site plan waiver for Tenaflly Self-Storage, Block 1302, Lot 2, 83 N. Summit Street. The roll was called and the motion carried. Affirmative votes were cast by Mayor Rustin, Mr. Sellinger, Mrs. Wilmit, Councilwoman Hoernlein, Mr. Sowlakis, Mr. Allen and Mr. Galant.

A motion was made by Mr. Tremble and seconded by Mr. Sowlakis to adjourn the meeting at 9:40 p.m. p.m. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mayor Rustin and seconded by Mrs. Wilmit to reopen the Work Session at 9:41 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