

Approved 4/23/08

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
March 26, 2008**

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	Councilman Joseph McDermott
	James Robert Sellinger	Gus Allen
	Louise Kelly	Herb Galant
	Kevin Tremble	James Sowlakis
	William Kelly	Mary Beth Wilmit
	Ted Nevins	

Others present:	Jeff Zenn, Esq.
	David Hals, P.E.
	Steve Lydon, Burgis Associates

Chairman Sellinger announced that a letter was received from Elliot Urdang, Esq. regarding a continuation of the application for Walter Lesnevich and Madeline Marzano-Lesnevich, Block 121, Lot 17, 533 Knickerbocker Road. This application will be continued to the Regular Public Meeting of May 28, 2008, at 8:30 p.m. Notice to residents will be required.

A motion was made by Mr. Tremble and seconded by Councilman McDermott to approve the minutes of the Regular Public Meeting of February 27, 2008. A voice vote carried the motion. All voted in favor of the motion; none were opposed.

PUBLIC HEARING

PB# 1-07-16- Site Plan
Block 1006, Lot 1, 71 County Road
Applicant: East Edge, LLC

Planning Board Attorney Jeff Zenn noted that all documentation is in order for this application. Mr. David Carmel is the attorney for the applicant. He called upon Mr. Richard Mehrman, a licensed professional engineer and planner, as a witness filling in for Steven Collazuol, who prepared the plans for this application. He gave his credentials to the board and was qualified as an expert in the field of civil engineering.

The property is located in the B-2 Zone District. The property is a triangular shaped lot fronting on Highwood Avenue and County Road. The applicant proposes to construct a Bank of America ATM machine and access driveway. Access to the site is to be provided from Highwood Avenue and exit

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onto County Road. The applicant proposes a two lane driveway for the ATM; a service lane with a by-pass lane. A single parking space is also provided for this facility.

The following Exhibit was entered for the record and reviewed by Mr. Mehrman:

- Exhibit A-2, 3/26/08, Colorized Version of Sheet 1 of 5, dated 6/13/08, last revised 2/8/08, substantially the same as the plan submitted to the board

The “Boundary & Topographic Survey”, Sheet 6 of 6, dated 11/15/04, last revised 9/7/07, was reviewed as well. It was noted that Bergen County would be taking a portion of the property at the apex (dedication). The landscaping on the site was discussed at length. The entirety of the area north of the proposed driveway will be lawn/grass. Two (2) red maple shade trees are proposed at the right of way line. One proposed shade tree will be planted along Highwood Avenue; another is proposed to be planted along County Road. South of the proposed driveway 26 trees and many shrubs are scheduled for planting.

The applicant is proposing to erect a vinyl fence. This fence is to be four (4) feet in height for the first twenty (20) feet of the property. Once twenty (20) feet into the property, the height of the fence becomes six (6) feet.

A discussion ensued regarding the lighting on the property. Sheet 3 of 6, dated 3/5/08, Lighting Plan, was reviewed. Borough Engineer David Hals recommended the proposed site lighting be globe type fixtures on fluted poles. The lighting should match the style and type of fixture installed on East Hill Court. These fixtures should have a partial shield to reduce the lighting intensity. The ATM has lighting as well. This is not shown on the lighting plan submitted.

Signage on the property was discussed in great detail—many, many signs are on the site. Many; however, are required by the County. The applicant will look to eliminate signs that may be redundant. Additional signalization should be erected for pedestrians. The sign for the bank is too high and too large. This will be addressed later in the meeting by another witness.

The parking space should be eliminated. The purpose was for the parking of service vehicles only. The applicant will agree to remove the space.

There was some discussion regarding a new concrete surfacing which permits better drainage. The applicant will investigate this further. Additional ground cover may be installed to impede people from walking through the property.

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Mr. Carmel noted that the original plans for this application had a clock tower surrounded by flowers. Board members would like to see that added back into the plans. Mr. Tremble noted that the Historic Preservation Commission would like to see a plaque honoring Elizabeth Cady Stanton.

The meeting was opened to the public to question this witness. There being no one from the public with questions for Mr. Mehrman, this portion of the meeting was closed.

Mr. Steve Lydon, Borough Planner, was called for his testimony. There was some discussion on the width of the sidewalks. It was noted that pavers are adjacent to the sidewalks and run to the curbs. There would be adequate passage for people. It was suggested that the exit onto County Road be altered to a bull nose to preclude a left turn and a sign "No Left Turn" should be erected. The entrance from Highwood Avenue should also be changed to permit easier access to the site. Moving the entrance north will save two (2) parking spaces on the street. Both engineers will work on this together. It was also suggested that the by-pass lane be made of a different type of material to discourage traffic from cutting through the property—this would help with impervious coverage as well.

The meeting was opened to the public to question this witness. There being no one from the public with questions for Mr. Lydon, this portion of the meeting was closed.

Mr. Christopher Hamilton, ATM Regional Project Manager for Bank of America, was sworn in to give his testimony.

The following Exhibits were entered for the record and reviewed by Mr. Hamilton:

- Exhibit A-1, 3/26/08, presented 11/5/07 to Tenafly Board of Adjustment, "Bank of America Universal ATM Kiosks"
- Exhibit A-3, 3/26/08, Monument Sign Plan

He noted that there are stand alone ATMs presently in Weehawken, Bernardsville, Newark and another one scheduled for Fort Lee is pending approval. He explained the configuration of the ATM to the board members. The lighting comes from the canopy to illuminate where people will be standing to use the ATM. He agreed that the lighting plan submitted to the board did not include the ATM lighting. This will be submitted to the board for review. He described the lettering and features of the machine. The monument sign is a ground sign prefabricated in Philadelphia and is illuminated as well.

Statistics show that there are approximately 100 transactions in a day—90 seconds average per transaction. Transactions include dispensing cash, checking a balance, making a deposit or transferring from account to account.

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The number of spaces delineated on the plan is sufficient. The by-pass lane could be used for maintenance since the applicant has agreed to remove the parking space.

Security issues were discussed at length. There is a security camera in the ATM and the machine is alarmed to a central station. The machine is serviced daily or as needed and is monitored remotely. There is approximately \$160,000.00 in this ATM. "Out of Service" will be displayed should there be a problem with the machine. There will be no walk up traffic, as this is designed for vehicles. The ATM is ADA compliant, with a device for the hearing impaired. There is a litter bin in the ATM; however there is minimal litter—no deposit slips are required. Trash removal is handled by a 3rd party service. Landscaping is handled once per week.

It was noted that there is a Bank of America in Tenaflly already; however there is no drive in at that bank (in Stop and Shop center). There is a walk-up ATM machine.

The meeting was opened to the public to question this witness. There being no one from the public with questions for Mr. Hamilton, this portion of the meeting was closed.

This application will be continued to April 23, 2008. Revised plans will be submitted to the Planning Board office ten (10) days prior for distribution to professionals and board members.

A motion was made by Mr. Galant and seconded by Mr. Tremble to adjourn the meeting at 11:15 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