

Approved 11/7/07

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
October 24, 2007**

Chairperson Sellinger called the meeting to order at 8:45 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	Mayor Peter Rustin
	Kevin Tremble	Councilwoman Carol Hoernlein
	Gus Allen	William Kelly
	Louise Kelly	Herb Galant

Voting members absent:	James Sowlakis	Ted Nevins
	Mary Beth Wilmit	

Others present:	Jeffrey Zenn, Esq.
	Art Lorenz, P.E., Schwanewede/Hals Engineering
	Steve Lydon, Burgis Associates

A motion was made by Mr. Kelly and seconded by Mr. Allen to approve the minutes of the Regular Meeting of September 26, 2007. A voice vote carried the motion. All voted in favor; none were opposed.

A motion was made by Mr. Galant and seconded by Councilwoman Hoernlein to approve the Resolution of Denial for a site plan for Janine Latz/Latz, Inc., Block 1105, Lot 39, 65 Piermont Road. The roll was called and the motion carried. Affirmative votes were cast by Mayor Rustin, Councilwoman Hoernlein, Mr. Allen and Mr. Galant.

PUBLIC HEARING

Amended Site Plan/Variance
Block 1309, Lots 1.01, 2.01, 9.01
15 Piermont Rd, 64 Hudson Avenue, and 3-15-27 Prospect Terrace
Applicant: JMP Tenafly LLC

Mr. Galant recused himself from the meeting. Ms. Gail Price is the attorney for the applicant. The applicant has taken into consideration all comments and concerns from the last hearing. She advised the board that her applicant wished to amend the application to delete the noise barrier along the eastern property line and run the proposed fence along the remaining portion of the eastern property line so there is one continuous line of fencing. The detailed cyclone fence will be 6' high which is permitted by code. The landscaping will remain as proposed. The applicant also wishes to amend the height of the perimeter fence from 6' high to a conforming, permitted 4' high, which will negate the variance relief. Thus, with these amendments, all of the variance relief previously sought at last month's meeting has been eliminated. Further, the applicant proposes to eliminate the cross access from the bank to the residential area. The sidewalks will be installed as per the previous resolution. Amended site plans will be supplied to Borough officials.

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There were no comments from board members, the Borough engineer or the Borough planner.

The meeting was opened to the public to question this witness and comment on this application. There being no one from the public wishing to be heard on this matter, this portion of the meeting was closed to the public.

There was additional discussion on the landscaping plan for the site. There was a suggestion that landscaping be used to soften and enhance the "gated community look". It was noted that in Resolution PB-3-08 adopted November 10, 2004, on Page 17, Item M. "Applicant will add additional plantings on the east side of the Subject Property and on the southerly side of the Subject Property along Prospect Terrace, subject to the review and approval of the Borough Engineer and Planner." Ms. Price assured the board that sufficient landscaping will be installed on the property.

Board members expressed their thanks and appreciation to Ms. Price and Mr. Fernicola for the willingness on the part of the applicant to work with Borough officials on this project.

A motion was made by Mr. Allen and seconded by Mr. Kelly to approve this application as amended this evening, with all Borough stipulations and recommendations to be memorialized in a resolution. The roll was called and the motion carried. Affirmative votes were cast by Mr. Sellinger, Mrs. Kelly, Mr. Tremble, Mr. Kelly, Mr. Allen, Councilwoman Hoernlein and Mayor Rustin.

A motion was made by Mr. Kelly and seconded by Mr. Allen to adjourn the meeting at 9:10 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary