

Approved, March 25, 2026

**TENAFLY PLANNING BOARD
SPECIAL PUBLIC MEETING
MINUTES
February 11, 2026**

Vice Chairwoman Nichole Osborne of the Planning Board called the meeting to order at 7:34 p.m. The announcement was made regarding compliance with the Sunshine Law.

ROLL CALL

The secretary was asked to call the roll:

Voting Members present: Nichole Osborne, Jon Warms, Julia Park, Ted Nevins,
Councilwoman Lauren Dayton and Mayor Mark Zinna
Voting Members Absent: Mary Beth Wilmit, Dan Oelsner, Linda Khorozian, Lynda Baldini and
Jordan Brink
Others Present: Jeffrey Zenn, Esq. and David Novak, PP

MEMORIALIZATION OF RESOLUTION OF APPROVAL

- PB#1-25-11, Minor Subdivision
52 N. Lyle Avenue, Block 304, Lot 25, Applicant: Jerry O'Brien

Mr. Zenn stated the conditions and stipulations of the resolution if the Board should vote in favor of the resolution. This resolution concerns a minor subdivision approval with a variance for minimum lot width. There were no questions from the Board. A motion was made by Mr. Warms and seconded by Mayor Zinna to approve the Resolution of Approval for minor subdivision with certain variances and waivers for application #1-25-11, Applicant: Jerry O'Brien, Block 304, Lot 25 located at 52 N. Lyle Avenue. The roll was called for those eligible to vote and the motion carried. Voting YES: Mrs. Osborne, Mr. Warms, Mr. Nevins and Mayor Zinna. Voting NO: None

SPECIAL PUBLIC HEARING

- Amended Housing Element and Fair Share Plan of the Borough's Master Plan

David Novak, Licensed Professional Planner at Burgis Associates, Inc. presented his qualifications to the Board and was accepted as an expert in Professional Planning.

Mr. Novak presented the changes that were made to the Housing Element & Fair Share Plan (HE&FSP) of the Borough's Master Plan dated January 9, 2026. The last adoption was made by the Board in June of 2025 as an Amended Housing and Fair Share Plan to comply with the 4th Round of affordable housing obligations in the Borough. A challenge was presented by Fair Share Housing which has resulted in a settlement and some proposed changes to amend the Housing Element & Fair Share Plan.

Mr. Novak reviewed the Borough's prior round obligations and the development of sites that the Board approved that are in the Amended Housing Element & Fair Share Plan. The settlement agreement established a prospective need obligation of 297 total units and an RDP of two (2) affordable units. The Borough will address 25% of that unmet need (68 units) through existing and proposed components.

Mr. Novak continued that by proposing four (4) overlays, this will generate twelve (12) units. The Borough has agreed to increase the densities of some of the overlay sites. These increases will generate fifty-two (52) affordable units, eight (8) more than the approximately forty-four (44) generated in the Third Round. The Borough has a spending plan for rehabilitation and affordability assistance and has adopted a new mandatory set aside ordinance requiring a 20% set aside across the board for any inclusionary home.

Following Mr. Novak's summary of the changes made, members of the Board requested clarification regarding the overlay zones, the role of Faire Share Housing, other options to increase the number of affordable units without having to build more developments and which zones will increase density. Mr. Novak responded that the zones can be found on page 38 of the plan. There are always opportunities to amend or have consent orders and spending plans. The Borough was under a tight deadline in order to keep immunity. There being no further questions from the Board, this portion of the meeting was closed.

Mrs. Osborne open the meeting to the Public about the testimony they heard. There were no members of the Public present, this portion of the meeting was closed.

Mr. Zenn reviewed the resolution if the Board voted in favor to adopt the Amended Housing Element & Fair Share Plan prepared by Burgis Associates, Inc. dated January 9, 2026. A motion was made by Mr. Nevins and seconded by Mayor Zinna to adopt the resolution in favor of amending the Master Plan to include the Amended Housing Element & Fair Share Plan. Voting YES: Mrs. Osborne, Mr. Warms, Mrs. Park, Mr. Nevins, Councilwoman Dayton and Mayor Zinna. Voting NO: None.

The next Planning Board Meeting will be on Wednesday, February 25, 2026 at 7:30pm where the application PB#1-25-06, Site Plan with Variance, 188 Knickerbocker Road, Block 503, Lot 1, Applicant: Knickerbocker Country Club will be heard. A motion was made by Mr. Warms and seconded by Mayor Zinna to adjourn the meeting at 8:14pm. A voice vote carried the motion. All eligible members voted in favor, none were opposed.

Respectively submitted,

Amanda Booth

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Planning Board Secretary