

# Borough of Tenafly

MAYOR AND COUNCIL

TUESDAY, MARCH 10, 2026, 7:30 P.M.

## MAYOR AND COUNCIL AGENDA

Mayor Mark Zinna will preside with the Open Public Meetings Act Statement:

"IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT, P.L. 1975, chapter 231, THE NOTICE REQUIREMENTS HAVE BEEN SATISFIED. THE MEETING DATES FOR THE YEAR ARE CONFIRMED AT THE ANNUAL MEETING, ARE POSTED ON THE PUBLIC BULLETIN BOARD IN THE LOBBY OF THE MUNICIPAL CENTER AND PUBLISHED IN THE RECORD WITHIN THE FIRST 10 DAYS OF THE NEW YEAR."

1. **SALUTE TO THE FLAG**
2. **ROLL CALL**
3. **TO BE CONSIDERED**
  - A. Transportation Element of Master Plan – NJ Infrastructure Bank
  - B. Senator Kim’s FY27 CDS Application Portal
  - C. Business District Streetscape Guidelines
  - D. Planning Board Ordinance Amendment Recommendations
  - E. Tree Ordinance Update
  - F. Historic Preservation
4. **PUBLIC COMMENT:** *Audience members wishing to speak will have a three (3) minute time limit to address the governing body items on the Agenda. Large groups are asked to have a spokesperson represent them.*
5. **ADMINISTRATOR REPORT**
  - A. Update Memo
6. **NEW BUSINESS**
  - A. Introduction of Ordinance

Motion that the following ordinances be introduced and passed on first reading and setting March 24, 2026 at 7:30 p.m. or as soon thereafter as the matter can be heard as the date and time and the Tenafly Municipal Center as the place for a hearing on said ordinance.

ORDINANCE NO. 26 - 11 – AN ORDINANCE OF THE BOROUGH OF TENAFLY TO REPEAL AND REPLACE CHAPTER 26 TREE REMOVAL AND PROTECTION

ORDINANCE NO. 26 - 12 – AN ORDINANCE OF THE BOROUGH OF TENAFLY TO AMEND SECTION 35-804.8 PARKING IN THE B-1DOD DOWNTOWN OVERLAY DISTRICT OF THE BOROUGH CODE

ORDINANCE NO. 26 - 13 – AN ORDINANCE OF THE BOROUGH OF TENAFLY, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF TENAFLY, 2004 TO ELIMINATE THE HISTORIC PRESERVATION COMMISSION AS A SEPARATE ENTITY, FORM AN HISTORIC PRESERVATION ADVISORY COMMITTEE, AND TO AUTHORIZE THE PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT OF THE BOROUGH TO EXERCISE ALL OF THE POWERS OF A HISTORIC PRESERVATION COMMISSION

7. **PUBLIC HEARINGS**

A. Ordinances:

The following ordinances published herewith was first read by title only on February 24, 2026 and posted on the bulletin board of the lobby of the municipal center.

ORDINANCE NO. 26 - 07 – AN ORDINANCE OF THE BOROUGH OF TENAFLY, COUNTY OF BERGEN, STATE OF NEW JERSEY TO AMEND CHAPTER 35 ENTITLED “LAND DEVELOPMENT REGULATIONS,” ARTICLE VIII ENTITLED “ZONING REGULATIONS,” TO CREATE A NEW AHO-11 DISTRICT

ORDINANCE NO. 26 - 08 – AN ORDINANCE OF THE BOROUGH OF TENAFLY, COUNTY OF BERGEN, STATE OF NEW JERSEY TO AMEND CHAPTER 35 ENTITLED “LAND DEVELOPMENT REGULATIONS,” ARTICLE VIII ENTITLED “ZONING REGULATIONS,” TO AMEND THE MAXIMUM PERMITTED DENSITIES OF AFFORDABLE HOUSING OVERLAY ZONE DISTRICTS

ORDINANCE NO. 26 - 09 – AN ORDINANCE OF THE BOROUGH OF TENAFLY, COUNTY OF BERGEN, STATE OF NEW JERSEY TO AMEND CHAPTER 35 ENTITLED “LAND DEVELOPMENT REGULATIONS, ARTICLE XI ENTITLED “AFFORDABLE HOUSING ORDINANCE PROVISIONS,” ARTICLE XIII ENTITLED “MUNICIPAL HOUSING LIAISON,” AND ARTICLE XIV ENTITLED “MANDATORY AFFORDABLE HOUSING SET-ASIDE”

ORDINANCE NO. 26 - 10 – AN ORDINANCE OF THE BOROUGH OF TENAFLY, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$1,075,000 FOR A REAL PROPERTY ACQUISITION, \$135,000 FOR MUNICIPAL POOL IMPROVEMENTS, \$65,000 FOR THE ANNUAL NATURE CENTER APPROPRIATION, \$30,000 FOR OUTDOOR FITNESS EQUIPMENT - PLAYGROUND, \$17,500 FOR WATER IRRIGATION AT GROVE STREET PARK, A TOTAL OF \$40,000 FOR ELECTRONIC KEY PADS AND A HANDBALL WALL (MULTIUSE AREA) AT ROOSEVELT COMMON AND \$25,000 FOR THE DOWN PAYMENT FOR A LIGHTING PROJECT AT ROOSEVELT COMMON

8. **CONSENT AGENDA**

- A. **Resolution R26-117** – Approve Expenditures as of March 5, 2026
- B. **Resolution R26-118** – Authorize Refunds – Recreation Trust
- C. **Resolution R26-119** – Authorize Tree Mitigation Escrow Refund and Forfeit to the Shade Tree Trust Fund – 22 Midwood Road
- D. **Resolution R26-120** – Approve Forfeit of Tree Mitigation Escrow – 28 Berkeley Drive
- E. **Resolution R26-121**- Approve Refund – Overpayment of Taxes – Corelogic
- F. **Resolution R26-122** – Approve Transfer – Overpayment of Taxes
- G. **Resolution R26-123** – 2025 Appropriation Reserve Line Item Transfers
- H. **Resolution R26-124** – Authorize Refund – Disabled Veteran Tax Exemption – Block 810, Lot 2

- I. **Resolution R26-125**– Approve LOSAP Certification List – Tenafly Fire Department
- J. **Resolution R26-126** – Approve LOSAP Certification List – Tenafly Volunteer Ambulance Corps.
- K. **Resolution R26-127** – Approve Raffle Applications – RA1328 – RA1329
- L. **Resolution R26-128** – Authorize Purchase of Amphitheater/Pavillion
- M. **Resolution R26-129** - Award Contract - Little League Snack Bar
- N. **Resolution R26-130** – Authorize Change Order #1 – 2025 Riverside Co-op Road Improvement Program
- O. **Resolution R26-131** – Authorize Change Order #2 – 2025 Riverside Co-op Road Improvement Program
- P. **Resolution R26-132** – Adopt June 2026 Spending Plan
- Q. **Resolution R26-133** – Adopt Affirmative Fair Housing Marketing Plan
- R. **Resolution R26-134** – Endorse Housing Element and Fair Share Plan
- S. **Resolution R26-135** – Authorize Housing Mediation Agreement
- T. **Resolution R26-136** – Establish Affordable Housing Shortfall Mechanism
- U. **Resolution R26-137** – Execute Inspection Protocol Agreement with Wastequip
- V. **Resolution R26-138** – Authorize Bid for Outdoor Eating
- W. **Resolution R26-139** – Award Contract - Roosevelt Commons Little League Field Improvements

9. **COMMITTEE REPORTS**

10. **MAYOR’S REMARKS**

11. **CLOSED SESSION**

- A. Real Property
  - 1. Leasing of Borough Property
- B. Attorney-Client Privilege
  - 1. Potential Litigation

12. **ADJOURNMENT**