

Approved 10/28/15

**REGULAR PUBLIC MEETING OF THE  
TENAFLY PLANNING BOARD  
SEPTEMBER 16, 2015**

Chairwoman Mary Beth Wilmit called the meeting to order at 8:00 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

Voting members present:	Mary Beth Wilmit	Gene Marcantonio
	Gus Allen	Eugene Kwon
	Kevin Tremble	Mayor Peter Rustin
	Jon Warms	Councilman Mark Zinna

Voting members absent:	Marc Harrison	Ted Kagy
	Sheryl Gaines	

Others present:	Jeffrey Zenn, Esq.
	David Novak, PP, AICP

**NEW BUSINESS**

Mrs. Wilmit noted that the meeting this evening will be mostly dedicated to the review of the first draft of the new Housing Element and Fair Share Plan. Mrs. Wilmit explained that the Complaint for Declaratory Judgment was filed in Bergen County Superior Court. Instead of waiting for the decision of the court, the Joint COAH subcommittee has set a timeline of meetings to review, approve and file a new Housing Element and Fair Share Plan for the Borough.

Mr. David Novak, professional planner with Burgis Associates, Inc., the Borough planner is present to review the draft with the board members. He will integrate any changes instructed by the board and revise the Housing Plan. The revised plan will be submitted for further review by the Mayor and Council at their meeting on October 6, 2015. Mr. Joseph Burgis will be present at that meeting. Any additional changes or recommendations will be incorporated and the revised Housing Plan document will be prepared for final hearing at a Planning Board Special Public Meeting scheduled for Wednesday, October 14, 2015 in the Council Chambers.

The board members reviewed the document page by page. They gave their changes to Mr. Novak, who will make the modifications. The members posed a variety of questions. Mr. Novak explained that in determining the Borough's affordable housing obligations, there are two (2) sets of numbers. One set was prepared by Dr. Robert Burchell on behalf of COAH and the second set of numbers was prepared by David Kinsey on behalf of the Fair Share Housing Center. The Borough's Housing Plan uses the Burchell numbers for its calculations. Unfortunately, due to Dr. Burchell's illness, he is unable to continue as a consultant. Therefore,

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the municipalities must replace Dr. Burchell with another consultant. A suggestion for the new consultant is EConsult Solutions Inc.

The members also discussed the current rehabilitation component of the Housing Plan and whether the loan amount should be reduced. Mr. Novak will provide a chart outlining how much money the Borough is required to devote to the program given three (3) different funding scenarios. Mr. Novak requested a clarification of the Borough's Residential Development fees. It was suggested that he contact Carol Byrne, Borough Assessor. Discussion was held regarding potential options for the Borough to meet its affordable housing obligation.

A motion was made by Mr. Marcantonio and seconded by Mr. Tremble to recommend to the Mayor and Council the hiring of EConsult Solutions, Inc. in connection with the COAH litigation. A voice vote carried the motion. All were in favor; none were opposed.

A motion was made by Mr. Allen and seconded by Councilman Zinna to schedule a public hearing on October 14, 2015 with such changes as recommended by this board and Mayor and Council in regard to the proposed Housing Element and Fair Share Plan. A voice vote carried the motion. All were in favor; none were opposed.

A motion was made by Mr. Marcantonio and seconded by Councilman Zinna to adjourn the meeting at 10:07 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Christine Attanasio  
Acting Planning Board Secretary