

Approved, May 24, 2023

**WORK SESSION MEETING
OF
THE TENAFLY PLANNING BOARD**

**MINUTES
April 12, 2023**

2023 Chairperson Wilmit called the meeting to order at 8:04 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: Mary Beth Wilmit, Nichole Osborne, Jon Warms, Craig Feinberg, Ted Nevins, Linda Khorozyan, Councilman Jeff Grossman and Mayor Mark Zinna

Voting members absent: Dan Oelsner, Julia Park and Sima Mandelziz

Others present: Jeffrey Zenn, Esq., David Hals, PE and David Novak, PP

NEW BUSINESS

Reexamination Report of the Master Plan - Draft

David Novak, Planner from Burgis Associates, Inc. spoke in detail about the draft Reexamination report of the Master Plan. This process of revisiting the Master Plan under the Municipal Land Use Law (MLUL) takes place every ten (10) years and the last time this was completed was back in June of 2013. The importance is also to make sure there is no room to challenge and zoning requirements.

Mr. Novak discussed the six (6) components of the Reexamination Report with the Board. Problems and objectives since the last report, any State, County or Local level impacts, recommendations, redevelopment areas and potential areas for Electric Vehicles. In section 3.2 he also stated the changes to General Zoning such as identifying flag pole heights, parking in the front yard, zoning map, redevelopment into land use, Electric Vehicles under the DCA, shade trees and the ratio of mixed use development. Some other areas touched upon were the Downtown Plan, maximum building coverage and outdoor dining. This is all to see what has and has not been working for Planning and Zoning over the past ten (10) years.

Mrs. Wilmit opened the meeting to the Board for questions about the draft Reexamination Report. Board members asked about density, affordable housing, the next steps in the process, building on stilts, Accessory Dwelling Units for historic homes, school data and environmental issues. Mr. Novak responded that the input from the Board would be made and a blue lined version will be circulated before the next meeting in April.

Mrs. Wilmit stated that the Board feels comfortable with the current state of the Reexamination Report with the revisions from this evening. If anyone from the Board has any questions

regarding the changes they can be brought up at the April 26, 2023 Regular Public Meeting. Notice will be sent to the newspapers that the Board will have a Special Public Meeting on May 10, 2023 to adopt the Reexamination Report of the Master Plan as presented this evening by Mr. Novak with minor changes. A voice vote carried the motion. All eligible members voted in favor of the motion; none were opposed.

OLD BUSINESS

Parking Ordinance Update

Mr. Novak gave a brief summary of the Payment In Lieu of Parking (PILOP) Ordinance the Planning Board prepared as a recommendation to the Mayor and Council to help aid those in the Downtown Area with parking relief. There was some additional feedback from the Council regarding lot coverage and height in the downtown area, annual payments, and annual certification of parking lease with. The Board had a discussion about the points raised by the Mayor and Council. Mr. Zenn added how a penalty would be given if the owner did not certify the parking lease agreement.

As per the other points raised, Mrs. Wilmit asked Mr. Novak to work with Mr. Zenn to draft language for the Board to review and revisit at a later date as per the discussions this evening.

The next Planning Board Meeting will be on Wednesday, April 22, 2023, 8pm. A motion was made by Mr. Nevins and seconded by Mrs. Khorozian to adjourn the meeting at 9:24 pm. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Amanda Booth
Planning Board Secretary