

# Borough of Tenafly

MAYOR AND COUNCIL

TUESDAY, FEBRUARY 24, 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. **PRESENTATION**

1. Brightview Engineering
  - A. Leroy Street After Study Report/Recommendations on Speed Table
  - B. CSX Crossing
  - C. Traffic Light
  - D. Amphitheater
2. Neglia
  - A. Borough Complex Concepts

4. **TO BE CONSIDERED**

- A. Bergen County Open Space Grants

5. **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.*

6. **ADMINISTRATOR REPORT**

- A. Update Memo

7. **NEW BUSINESS**

- A. Introduction of Ordinance

Motion that the following ordinances be introduced and passed on first reading and setting March 10, 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 - 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 AT THE GRIFFIN PARK 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. **PUBLIC HEARINGS**

A. Ordinances:

The following ordinances published herewith was first read by title only on February 10, 2026 and posted on the bulletin board of the lobby of the municipal center.

ORDINANCE NO. 26 - 05 – AN ORDINANCE OF THE BOROUGH OF TENAFLY AMENDING CHAPTER 12, SECTION 3 “REMOVAL OF SNOW, ICE, WEEDS AND GRASS”, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF TENAFLY

ORDINANCE NO. 26 - 06 – AN ORDINANCE OF THE BOROUGH OF TENAFLY ESTABLISHING FEE SCHEDULE FOR PUBLIC NOTICES

9. **CONSENT AGENDA**

- A. **Resolution R26-99** – Approve Expenditures as of February 19, 2026
- B. **Resolution R26-100** – Authorize Refunds – Recreation Trust
- C. **Resolution R26-101** – Authorize Release of Escrow Funds – Police Department
- D. **Resolution R26-102** – Rescind Resolution 26-73
- E. **Resolution R26-103** – Execute Order of Provisional Authorization and Designation of an Acting Municipal Court Administrator between the Borough of Tenafly and the Borough of Bergenfield
- F. **Resolution R26-104** – Amend Temporary Budget 2026
- G. **Resolution R26-105** – 2025 Appropriation Reserve Line Item Transfers

- H. **Resolution R26-106** - Approve Interlocal Agreement with the Borough of Paramus - Maintenance and Repair of Fire Department Vehicles
- I. **Resolution R26-107** - Designate Official Publication of Legal Notices
- J. **Resolution R26-108** - Adopt Temporary Capital Budget
- K. **Resolution R26-109** – Award Contract – Everbridge Public Safety Communications
- L. **Resolution R26-110** - Authorize Professional Traffic Engineering Services - Mahan Street Crossing
- M. **Resolution R26-111** - Authorize Professional Traffic Engineering Services - All Way Stop Analysis and Traffic Safety Study – Mahan Street Crossing
- N. **Resolution R26-112** - Execute Public Crossing Maintenance Agreement with CSX - Mahan and West Mahan
- O. **Resolution R26-113** - Authorize Securing a Letter of Credit from Valley National Bank - CSX Public Crossing Maintenance Agreement
- P. **Resolution R26-114** - Authorize Borough Administrator to Proceed with the Procurement of the Amphitheater Structure from Poligen, under State contract or through Sourcewell
- Q. **Resolution R26-115** - Authorize Agreement with MRA International - Hardware and Software Improvements for Meeting Rooms
- R. **Resolution R26-116** – Amend 2026 Meeting Schedule – 2026 Municipal Budget Hearing Meetings

10. **Minutes** to be approved: January 13, 2026 Mayor and Council Meeting

11. **COMMITTEE REPORTS**

12. **MAYOR’S REMARKS**

13. **CLOSED SESSION**

- A. Real Property
  - 1. Borough Property

14. **ADJOURNMENT**