

**TENAFLY PLANNING BOARD
REGULAR PUBLIC MEETING
AGENDA
February 25, 2026 at 7:30pm**

Vice Chairperson Osborne to preside-Open Public Meetings Act Statement:

In accordance with the provisions of the Open Public Meetings Act, adequate notice has been made of this meeting by sending same to The Record, The Star Ledger, The Suburbanite and The Northern Valley Press, posting said notice on the public bulletin board in the Municipal Center, and filing said notice with the Tenafly Municipal Clerk, all of which occurred on December 16, 2025, for the 2026 calendar year.

ROLL CALL

CONTINUATION OF PUBLIC HEARING

- PB#1-25-01, Site Plan w/ Variances
71 County Road, Block 1006, Lots 1, 2 & 3
Applicant: Shairco New Jersey LLC

PUBLIC HEARING

- PB#1-25-06, Site Plan & Soil Moving Permit
188 Knickerbocker Road, Block 503, Lot 1
Applicant: Knickerbocker Country Club

ORDINANCE CONSISTENCY REVIEW

- 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
- 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
- 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"

NEXT MEETING

**Wednesday, March 11, 2026
Work Session Meeting**