

**TENAFLY ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
7:30 P.M. February 7, 2022
AGENDA**

Meeting link:

<https://tenaflynj.webex.com/tenaflynj/j.php?MTID=m517b2a461d42bebedaab3f00ce9aeefe>

Meeting number:

2634 307 8771

Password:

v22JMjMzK\$6

Join by phone

844-517-1442 United States Toll Free

1-214-459-3653 United States Toll

Access code: 2634 307 8771

MEETING CALLED TO ORDER

OPEN PUBLIC MEETINGS ACT STATEMENT

2022 Chairperson Kaminsky to preside-Open Public Meetings Act Statement:

In accordance with the provisions of the Open Public Meetings Act P.L. 1975, chapter 231, adequate notice has been made of this meeting by sending same to The Record and The Star Ledger. Posting said notice on the public bulletin board in the lobby of the Municipal Center, posted to the Municipal Web-Site, and filing said notice with the Tenafly Municipal Clerk, all which occurred within 10 days for the calendar year of 2022. Additionally, Amended and Restated Notice of Annual Meetings of the Zoning Board of Adjustment notice has been made of this meeting by sending same to The Record and The Star Ledger. Posting said notice on the public bulletin board in the lobby of the Municipal Center, posted to the Municipal Web-Site, and filing said notice with the Tenafly Municipal Clerk, all which occurred on December 23, 2021.

ROLL CALL

CORRESPONDENCE:

- Letter of consent to continuance of hearing for **44 Old Smith Road** was received.

APPROVAL OF MINUTES FROM THE PREVIOUS MEETING- January 3, 2022. A motion from board members to approve minutes.

RESOLUTION FOR APPROVAL:

- **Kaufman**, 16 Oak Avenue. ZB-2021-27

Replace screened porch with a new and large three (3)-season room and proposed paver patio. 25% maximum lot coverage-29.2%. Proposed (27.5% existing); 37.5% far permitted-38.5% proposed; 45% (2237.4 sf) impervious coverage permitted-51.5% (2558.8 sf). Proposed (2389.6 sf existing). *(Rec'd 11/5/2021 by decision 3/7/2022)*.

- **Hu**, 49 Nelson Place. ZB-2021-28

Construct a new single family home. Disturbance of steep slopes requires planning board approval. *(Rec'd 11/16/2021 by decision 3/16/2022)*.

- **Grossman**, 270 Hickory Avenue. ZB-2021-29

Construct an extended foyer on the front of the house. 33 sq. feet front yard (Hickory Ave) set back required-20+/-proposed. *(Rec'd 12/10/2021 by decision 04/11/2022)*.

NEW BUSINESS:

- **Bachar**, 40 Mellon Lane. ZB-2022-01

Construct a new single family home. 27.3 Front setback required -25' Proposed. *(Rec'd 1/6/2022 by 05/6/2022)*

- **Zhou**, 56 Berkeley Drive. ZB-2022-02

Construct a new single family home. Disturbance of steep slopes >25% requires board approval. *(Rec'd 1/13/2022 by decision 5/13//2022)*.

- **Simring**, 72 Churchill Road. ZB-2022-03

Construct in-ground granite swimming pool 20'x 40' with auto cover, retaining walls & patio. Pool located in rear half of lot – Proposed location front half of lot. *(Rec'd 1/11/2022 by decision 5/11/2022)*.

ADJOURNMENT

Respectfully submitted,

Marisol Lopez,
Zoning Board Secretary