

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

Meeting link:

<https://tenaflynj.webex.com/tenaflynj/j.php?MTID=m61985593bf488e9ffa421c203d87a4b4>

Meeting number

2631 326 6282

Password:

mrNspEh@226

Join by phone

844-517-1442 United States Toll Free

1-214-459-3653 United States Toll

Access code: 2631 326 6282

MEETING CALLED TO ORDER

OPEN PUBLIC MEETINGS ACT STATEMENT

2022 Chairperson Kominsky 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

COMMUNICATIONS: Applications for **72 Churchill Road** were mailed for February zoning meeting and it has been carry for March 7, 2022 zoning meeting.

CORRESPONDENCE: NONE

APPROVAL OF MINUTES FROM THE PREVIOUS MEETING- February 7, 2022. A motion from board members to approve minutes.

RESOLUTION FOR DENIAL:

- **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 decision by 05/6/2022*)

RESOLUTION FOR APPROVAL:

- **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).*

NEW BUSINESS:

- **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 decision by 5/11/2022).*

- **Tultsis**, 8 Lindley Avenue. ZB-2022-04

Addition and Alteration to single family dwelling. Insufficient information-Front yard setbacks of adjacent structures. 25' (?) Front yard setback required-24.7 proposed; 10 side yard required- 5.7' right & 8.6' left setback proposed; 25% building coverage permitted-31% proposed;37.5% far permitted- 42.9% proposed, (*Rec'd 01/24/2022 decision by 05/24/2022*).

- **Nadel**, 51 Bliss Avenue. ZB-2022-05

Inground pool and spa with pool equipment. 20' side yard setback required- 8.5' proposed. 15' rear yard setback required- 6' proposed; 20' side yard required for pool equipment- 10' proposed; pool equipment located in rear half of property- front half proposed; 3757 sf impervious coverage permitted- 5882 sf proposed; (4788 sf existing). *(Rec'd 01/19/2022 decision by 05/19/2022).*

- **Kooij**, 11 Birchwood Place. ZB-2022-06

Install portable hot tub in rear of the house. 20' side yard setback required- 6'+/--proposed. *(Rec'd 01/21/2022 decision by 05/24/2022).*

ADJOURNMENT

Respectfully submitted,

Monica Chalarca,
Assistant to the Zoning Board of Adjustment.