

**TENAFLY ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
7:30 P.M April 3, 2023
AGENDA**

Meeting link:

<https://tenaflynj.webex.com/tenaflynj/j.php?MTID=m975853b5719165d02fbad6a09554bc88>

Meeting number
2631 990 6375

Meeting Password
n2nTtEKR@64

Join by phone

844-517-1442 United States Toll Free

1-214-459-3653 United States Toll

Access code: 2631 990 6375

MEETING CALLED TO ORDER

OPEN PUBLIC MEETINGS ACT STATEMENT

2023 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 of the calendar year of 2023. 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, 2022.

ROLL CALL:

COMMUNICATIONS: NJ Planner November/December 2022

NJ Planner January/February 2023

CORRESPONDENCE:

APPROVAL OF MINUTES – Minutes of March 6, 2023

RESOLUTIONS FOR APPROVAL:

- **Noa Vilenski**, 239 Devon Road ZB-2023-5

In-ground pool, patio and wall. The proposed construction will require variance relief from section 35-816.4 for disturbance in steep slope areas. *(Received 12/08/22 decision by 04/08/23)*

- **Xiao Jing Li**, 15 Ravine Road ZB-2023-6

New single family residence. The proposed construction of a new single family dwelling will require the following variances and other variances discovered during the technical review process. 1.) Disturbance of steep slope areas greater than 25%. 2.) Proposed 4' retaining wall exceeds the maximum height requirement of 3'. *(Received 12/28/22 decision by 04/28/23)*

NEW BUSINESS:

- **Eli & Sophie Naftalovich**, 78 Woodmere Lane ZB-2023-7

Construct a one story addition to the front of the existing dwelling. Maximum building coverage: 20% allowed; 24.2% proposed. *(Received 02/17/23 decision by 6/17/23)*

ADJOURNMENT

Respectfully submitted,

Sharon Peterson,
Zoning Board Secretary