

**TENAFLY ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
7:30 P.M. November 1, 2021  
AGENDA**

**Meeting link:**

<https://tenaflynj.webex.com/tenaflynj/j.php?MTID=mb05678732472f21711f5ef32e9ab8a31>

**Meeting number:**

2631 105 8226

**Password:**

4xEXJsqF@28

**Join by phone**

844-517-1442 United States Toll Free

1-214-459-3653 United States Toll

Access code: 2631 105 8226

**MEETING CALLED TO ORDER**

**OPEN PUBLIC MEETINGS ACT STATEMENT**

2021 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 2021. 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 September 21, 2021.

**ROLL CALL**

**COMMUNICATIONS:**

1. Request from koo, **108 County Road** for an extension of time. Variance approved November 4, 2019. Extension granted for one year on October 5, 2020.
2. Mr. Adam Kominsky has recused himself from hearing the application on **248 Devon Road**.
3. Copies of the engineer's plans for **248 Devon Road** that were presented at the last meeting on August 2, 2021 were mailed.
4. Applications for **68 Ridge Road** that were presented at the last meeting on October 4, 2021 were mailed.

5. Applications for **44 Old Smith Road** were mailed for the meeting on October 4, 2021, but it was not heard.

**APPROVAL OF MINUTES FROM THE PREVIOUS MEETING-** October 4, 2021. A motion from board members to approve minutes.

**CORRESPONDENCE: None**

**RESOLUTION FOR DENIAL:**

1. **Brambini c/o K&B Home Solutions LLC**, 18 Standish Court. ZB-2021-25  
Enlarge garage and add master bedroom and bathroom. 15' side yard required-9.9 proposed; 28.8' combined side yard required-22.4 proposed; 4040 sf impervious coverage permitted-4252 sf proposed (Rec'd 08/13/2021-decision by 12/13/2021)

**OLD BUSINESS:**

1. **Ranawat**, 248 Devon Road. ZB-2021-15  
Install pool, fire pit, patio and pool house. 12.5% building coverage permitted. 13.6% proposed; 18.75% far permitted. 19.6% proposed; 25% impervious coverage permitted. 33% proposed; 20' side yard required. Proposed equipment pad in setback. (Rec'd 05/11/2021-decision by 09/10/2021)

2. **Levi c/o 154 E. Clinton LLC**, 68 Ridge Road. ZB- 2021-23  
Construct a single family house and retaining wall. Disturbance of steep slope are requires approval of the Board; Engineer approval. Required for retaining walls in excess of three feet. (Rec'd 08/06/2021-decision by 12/06/2021)

**NEW BUSINESS:**

1. **Skulnik**, 44 Old Smith Road. ZB-2021-24  
Addition to existing home and garage, patio and other associated improvements. 30' rear yard required-14'proposed; over 3' retaining wall requires stepping-4'+/\_wall proposed. (Rec'd 08/31/2021-decision by 12/31/2021)

2. **57 Norman Place, LLC**, 57 Norman Place. ZB-2021-26  
New single family home. 15' side yard required-10' proposed. (Rec'd 10/18/2021-decision by 02/18/2021)

**ADJOURNMENT**

Respectfully submitted,  
Monica Chalarca, Zoning Board Secretary