

**TENAFLY ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
7:30 P.M February 6, 2023**

Meeting link:

<https://tenaflynj.webex.com/tenaflynj/j.php?MTID=m67ace8ce3e1cf368e8ed2ebc08493651>

Meeting number

2633 370 2598

Password:

gnJ3np5jU*2

Join by phone

844-517-1442 United States Toll Free

1-214-459-3653 United States Toll

Access code: 2633 370 2598

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:

- Resignation of Linda Khorozyan as 2nd Alternate for the Board of Adjustment – She will be filling the vacancy of a seat on the Planning Board.
- **Fabrizio Rotati** – 109 Windsor Road ZB-2022-15

Pending the receipt of signed Consent for Continuance letter this case will be heard at the meeting being held on March 6th.

CORRESPONDENCE:

- **Arustamyan Hayk** – 181 Westervelt Ave. Letter requesting the extension of the approval to expand dwelling that was granted on September 11, 2017.

APPROVAL OF MINUTES – Minutes of January 9, 2023.

RESOLUTIONS FOR APPROVAL:

- **Robert & Tara Schwartz**, 89 Depeyster Avenue ZB-2023-1

Install adjustable pergola. 22.5 % FAR permitted – 25.5% proposed. *(Received 10/26/22 decision by 02/15/23)*

- **Darren & Stacy Esser**, 11 Forest Road ZB-2023-2

Construct a front porch addition to the existing residence at the property. The proposed work will require a Bulk Variance for impervious coverage and mixable livable floor area as noted on the plan prepared by Peter Dito date 6/14/22. *(Received 11/07/22 decision by 03/07/23)*

NEW BUSINESS:

- **44 Norman Place LLC**, 44 Norman Place ZB- 2023-3

New Construction of new single family dwelling and in-ground pool. The proposed construction will require the following variances as noted in the Bulk Schedule provided by Lantelme, Kurens & Associates dated 10/10/22 and any other variances discovered during the technical review process by the board engineer *(Received 12/07/22 decision by 05/10/23)*

- **Manuel Gomez**, 71 Hillside Ave ZB-20023-4

Change of use from one family to a two family home. Two family dwelling not permitted in R9 Zone District. Variance required to be obtained from board of Adjustment. Tax Assessor's record indicate one family dwelling. *(Received 11/09/2022 decision by 4/21/2023)*

ADJOURNMENT

Respectfully submitted,

Sharon Peterson,
Zoning Board Secretary