

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

**Meeting link:**

<https://tenaflynj.webex.com/tenaflynj/j.php?MTID=m86868ed5f20a8b7bfe5bbb0a6c5d6fd9>

**Meeting number**

2631 976 9241

**Password:**

JsEcGxH@495

**Join by phone**

844-517-1442 United States Toll Free

1-214-459-3653 United States Toll

Access code: 2631 976 9241

**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.

**SWEAR IN NEW MEMBER:** Peter Rustin 2<sup>nd</sup> Alternate Board Member.

**ROLL CALL:**

**COMMUNICATIONS:**

**CORRESPONDENCE:** Letter from Myron and Irina Tolsis of 8 Lindley Ave., requesting an extension of the approval to construct an addition/alteration to their dwelling. Approval was granted 3/7/2022 (ZB-2022-04).

**APPROVAL OF MINUTES** – Minutes of January 9, 2023 and Minutes of February 6, 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*)

- **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-2023-4

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*)

- **Fabrizio & Tamar Rotati**, 109 Windsor Rd ZB-2022-15

Second floor addition for a closet and study over existing portion of home. 15' side yard required 9.8' proposed; 27' combined side yard required 22.6' proposed and existing. (*Dismissed without Prejudice.*)

**NEW BUSINESS:**

- **Noa Vilenski**, 239 Devon Rd. ZB-2023-5

In-ground pool, patio and wall. The proposed construction will require variance relief from section 35-816.4 for disturbance in the steep sloped areas.

- **Xiao Jing Li**, 15 Ravine Rd. ZB-2023-6

New single family residence. The proposed construction of a new single family dwelling will require the following variances and any other variances discovered during the technical review process. 1.) Disturbance of steep slope areas greater than 25% 2.) Proposed 4 ft. retaining wall exceeds the maximum height requirement of 3 ft.

**ADJOURNMENT**

Respectfully submitted,

Sharon Peterson,  
Zoning Board Secretary