

**TENAFLY ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
7:30 P.M December 4, 2023  
AGENDA**

**Meeting link:**

<https://Roll-Kraft.zoom.us/j/96270717116?pwd=cUIMb1FMNHFFQ01qUjBPWjJyRVkzZz09>

**Meeting number**

962 7071 7116

**Meeting Passcode**

117234

**Join by phone**

- +1 646 876 9923 US (New York)
- +1 646 931 3860 US

**One tap mobile**

+16468769923,,96270717116#,,,,\*117234# US (New York)

**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: 1.)** 2024 Meeting schedule to be discussed.

**2.)** NJ Planner September/October 2023

**CORRESPONDENCE:**

**APPROVAL OF MINUTES** – Minutes of October 2, 2023

**RESOLUTIONS FOR APPROVAL:**

- **Scott & Shauna Salmon, 21 Ravine Road ZB-2023-16**

Construct an addition to the southerly side of the existing dwelling. 15' side yard required 6.2' proposed (6.4' existing) (Received 07/26/23 decision by 12/12/23)

**NEW BUSINESS:**

- **Jason Hart & Christina Rosas-Guyon, 55 Hillside Ave ZB-2023-11** *Carried from October 2,2023 meeting – revised plans*

Construct a rear addition to a single family dwelling.15' side yard required – 13.20' proposed and existing; 30' rear yard required – 25.58' proposed (24.33' existing); 20% Building coverage permitted – 29.93% proposed (31.95% existing); 30% FAR permitted – 42.24% proposed (42.28% existing); 3,527 SF Impervious coverage permitted – 3,824 SF proposed (4,326 SF existing). *(Received 03/17/23 decision by 09/19/23)*

**ADJOURNMENT**

Respectfully submitted,

Sharon Peterson,  
Zoning Board Secretary