

**TENAFLY ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
7:30 P.M. January 3, 2021  
AGENDA**

**Meeting link:**

<https://tenaflynj.webex.com/tenaflynj/j.php?MTID=mbdfee833261e4500d16b6efc3d79d06f>

**Meeting number:**

2630 531 4574

**Password:**

kRyCSdM39@3

**Join by phone**

844-517-1442 United States Toll Free

1-214-459-3653 United States Toll

Access code: 2630 531 4574

**MEETING CALLED TO ORDER**

**OPEN PUBLIC MEETINGS ACT STATEMENT**

2022 Chairperson Kaminsky 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 2022. 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, 2021.

**ROLL CALL**

**REORGANIZATION:**

**APPOINTMENT OF OFFICERS FOR 2022:**

**BOARD SECRETARY:** Marisol Lopez

**COMMUNICATIONS:**

1. Letter of consent to continuance of hearing for **44 Old Smith Road** was received on December 14, 2021 to be schedule for February 7, 2021.
2. Applications for **49 Nelson Place** were mailed for the meeting on December 6, 2021, but it was postponed to January 3, 2022.
3. Updated plans for **49 Nelson Place** were received and mailed for January 3, 2021 calendar.

4. Applications for **16 Oak Avenue** were mailed for the meeting on December 6, 2021.

**APPROVAL OF MINUTES FROM THE PREVIOUS MEETING-** December 6, 2021. A motion from board members to approve minutes.

**CORRESPONDENCE:**

1. Civil Action- Golan Shazo vs Zoning Board of Adjustment received on December 10, 2021.

**RESOLUTION FOR APPROVAL:**

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)

**OLD BUSINESS:**

1. **Kaufman**, 16 Oak Avenue. ZB-2021-27

Replace screened porch with a new and large three (3)-season room and proposed paver patio. 25% maximum lot coverage-29.2%. Proposed (27.5% existing); 37.5% far permitted-38.5% proposed; 45% (2237.4 sf) impervious coverage permitted-51.5% (2558.8 sf). Proposed (2389.6 sf existing). (Rec'd 11/5/2021 by decision 3/7/2022).

**NEW BUSINESS:**

1. **Hu**, 49 Nelson Place. ZB-2021-28

Construct a new single family home. Disturbance of steep slopes requires planning board approval. (Rec'd 11/16/2021 by decision 3/16/2022).

2. **Grossman**, 270 Hickory Avenue. ZB-2021-29

Construct an extended foyer on the front of the house. 33 sq. feet front yard (Hickory Ave) set back required-20+/-proposed. (Rec'd 12/10/2021 by decision 04/11/2022)

**CLOSED SESSION:**

1. Discussion of possible litigation.

**ADJOURNMENT**

Respectfully submitted,  
Marisol Lopez, Zoning Board Secretary