

**TENAFLY ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
January 20 2026, 7:30 pm
AGENDA**

Meeting link

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID

250 711 029 145 27

Meeting Passcode

yJ7sX3Fc

MEETING CALLED TO ORDER

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 2026. 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 22, 2025.

REORGANIZATION :

SWEAR IN OF RE-APPOINTED MEMBERS:

APPOINTMENT OF OFFICERS FOR 2026:

Chair
Vice Chair
Second Vice Chair
Board Secretary

APPOINTMENT OF BOARD PROFESSIONALS FOR 2026

Board Attorney
Board Engineer

ROLL CALL:

COMMUNICATIONS:

CORRESPONDENCE:

APPROVAL OF MINUTES: Minutes of January 5, 2026

RESOLUTIONS FOR APPROVAL:

NEW BUSINESS:

- **D & C Honda** – 45 Magnolia Avenue – **ZB-2025-09** (*Continued from November 3, 2025*)

Proposing to subdivide the rear of 45 Magnolia Ave (lot 6) and add it to 28 County Road (lot 16) for the expansion of the parking area of the Honda of Tenafly car dealership. 45 Magnolia (lot 6) is located in both the R-9 residential and B-2 Business District Zones.

- 1) A portion of the parking lot is proposed for the R-9 zone, which is a non-conforming use and a d(1) use variance is needed.
- 2) The existing car dealership is located in the B-2 zone and is a non-conforming use for that zone. The proposed parking lot is an expansion of the non-conforming use and a d(2) use variance is required.
- 3) Residential garage – one required for each single-family home. None proposed for lot 6.01 (the new lot created by the subdivision)
(*Received 7/22/25, Decision by 12/19/25*)

ADJOURNMENT

Respectfully submitted,

Sharon Peterson,
Zoning Board Secretary