

**TENAFLY ZONING BOARD OF ADJUSTMENT
February 2 2026, 7:30 pm
AGENDA**

Meeting link

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

Meeting ID
275 595 550 933 50

Meeting Passcode
6Ka6JJ3J

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 the 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 1st ALTRNATE MEMBER:

APPOINTMENT OF OFFICERS FOR 2026:

Chair
Vice Chair
Second Vice Chair

APPOINTMENT OF BOARD PROFESSIONALS FOR 2026

Board Attorney
Board Engineer

ROLL CALL:

COMMUNICATIONS:

CORRESPONDENCE:

APPROVAL OF MINUTES: Minutes of Special Meeting held on January 20, 2026

RESOLUTIONS FOR APPROVAL:

- **D & C Honda** – 45 Magnolia Avenue – **ZB-2025-09**

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)

NEW BUSINESS:

- **Joyce Hamrah** -129 Highwood Avenue – **ZB-2025-10**

Proposing to install fencing in the front yard of the home to protect the yard from deer. Three different fences are being proposed. A 6' high black metal fence, an 8' high black metal fence and a 6' high black mesh fence.

- 1) Fence Height in the front yard – 4' maximum; 6' and 8' proposed

- **Haoran Hu d/b/a 66 Dean Drive LLC** – 66 Dean Drive – **ZB-2025-11**

Proposing a second-floor addition to the home.

- 1) Minimum Rear Yard – 30' minimum allowed, 15.4' existing and 13.4' proposed
- 2) Minimum Side Yard – 10' minimum allowed, 7.6' existing and 7.6' proposed for 2nd floor.

ADJOURNMENT

Respectfully submitted,

Sharon Peterson,
Zoning Board Secretary