

**TENAFLY BOARD OF ADJUSTMENT
REGULAR PUBLIC MEETING
7:30 P.M. July 1, 2013
MINUTES**

ROLL CALL

Present: Mr. Cytryn, Mr. Farrell, Mrs. Gilbert, Mr. Levene, Mr. Lieberman, Mr. Li (arr 7:55PM). Mr. Grossman.
Absent: Mr. Brensilber, Mr. Kominsky.
Also present: Harold Ritvo.

OPEN PUBLIC MEETINGS ACT STATEMENT

Chair Grossman read the Open Public Meetings Act Statement: "In compliance with the Open Public Meetings Act P.L. 1975, chapter 231, the notice requirements have been satisfied. Notice for this meeting date was faxed to the Record on January 3, 2013, posted on the bulletin board in the lobby of the Municipal Center and posted to the municipal web site."

COMMUNICATIONS

1. Turner v. Zoning Board of Adjustment; re: BMW, 52 & 56 Madison Ave; ZB2013-03.

APPROVAL OF MINUTES

Motion by Mr. Farrell second by Mr. Levene to approve the minutes of June 3, 2013. All members on a voice vote were in favor.

MOTIONS FOR ADJOURNMENT - none scheduled.

UNFINISHED BUSINESS

Resolutions to be memorialized

Farley, 89 Highwood Ave – 1602/14.
Upheld: Interpretation. ZB2011-26.
Denied: Use.

Resolution will be ready for the August meeting.

Approved: Amsalem, 54 Norman Pl – 902/2
Left, right side yards, pool setback, driveway setback. ZB2013-11.
(Rec'd 4/26/13 decision by 8/24/13.)

Motion by Mr. Farrell second by Mr. Lieberman to memorialize ZB2013-11. All members on a voice vote were in favor.

NEW BUSINESS

Falek, 21 Coppel Dr – 1809/15

FAR, lot coverage. ZB2013-12. (Rec'd 6/21/13 decision by 10/19/13.)

Present for the applicant was Mr. Capizzi, who said this application was for the addition of a front entry only. Mr. Capizzi explained that a prior application to the Board had been denied and from further investigation it was discovered that the front yard setbacks were incorrect; the applicant had heeded comments from the board at the last hearing which there seemed to be positive specifically regarding a front entry; the front yard setbacks have been redone and corrected; the house is currently over on lot coverage and

Minutes approved 09-09-2013

FAR; the proposed front entry will add about 56SF and the lot coverage will increase by 57SF. His witness would be the architect Roland Scharfspitz.

Mr. Scharfspitz gave his address and was sworn in by Mr. Ritvo. He was accepted as an expert in the field of architecture. Mr. Scharfspitz described the lot and existing conditions, adding the house was similar to others on the street some of which have front entryways; one of the main reasons for the proposed front entry is upon entering the house the stairs are right in front of the door, the addition of a front entry will allow a little more movement in entering the house and allow space between entering and the stairs leading upstairs. The proposed addition will enhance the look of the house and be consistent with the street.

There were no questions from the public for the witness, nor any comments from the public or board members.

Mr. Capizzi gave a brief summary of the application.

Motion by Mrs. Gilbert second by Mr. Farrell to go into deliberative session. All members on a voice vote were in favor.

Mrs. Gilbert said she was a member of the Board for the first application, she felt this front entry would enhance the property and it is consistent with the neighborhood and streetscape.

Mr. Li arrived 7:55PM.

Motion by Mrs. Gilbert second by Mr. Lieberman to approve the application.

Roll Call Vote:

In favor: Mrs. Gilbert, Mr. Lieberman, Mr. Cytryn, Mr. Farrell, Mr. Levene, Mr. Grossman.

Opposed: None.

Lot coverage and FAR variances approved 6-0.

CLOSED SESSION

At 7:58PM Board Attorney Ritvo read the following resolution:

Motion by Mrs. Gilbert second by Mr. Farrell to go into closed session. All members on a voice vote were in favor.

RESOLVED that in accordance with N.J.S.A. 10:4-12 the Zoning Board will go into Closed Session for the purpose of discussing representation in the matter of Turner v. Tenafly Board of Adjustment.

Minutes will be taken of the meeting and as to the closed session released to the public at the time the matter is resolved.

Motion by Mrs. Gilbert second by Mr. Farrell to return to open session. All members on a voice vote were in favor, the Board returned to open session at 8:10PM.

ADJOURNMENT

Motion by Mr. Cytryn second by Mr. Levene to adjourn the meeting. All members on a voice vote were in favor the meeting was adjourned at 8:14PM.

Respectfully submitted,

Lindsay Graham, Board Secretary