

**TENAFLY BOARD OF ADJUSTMENT
REGULAR PUBLIC MEETING
7:00 P.M. July 7, 2014
MINUTES**

ROLL CALL

Present: Mr. Cytryn, Mr. Farrell (arr 7:41PM), Mrs. Gilbert, Mr. Levene, Mr. Li (arr 7:41PM.), Mr. Lieberman, Mr. Grossman.
Absent: Mr. Brensilber Mr. Kominsky.
Also present: Mr. 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 July 2, 2014, posted on the bulletin board in the lobby of the Municipal Center and posted to the municipal web site.”

COMMUNICATIONS – there are none.

APPROVAL OF MINUTES

Motion by Mr. Levene second by Mr. Cytryn to approve the minutes of June 2, 2014. All members on a voice vote were in favor, the minutes were approved.

MOTIONS FOR ADJOURNMENT - there are none.

UNFINISHED BUSINESS

Resolutions to be memorialized:

Denied: Goldweit, 24 Park St – 1605/18
Impervious coverage, side and rear yards. ZB2014-14

Approved: Zhu, 479 Knickerbocker Rd – 208/20
Side yard, impervious coverage. ZB2014-13

Denied: Konel, 4. N. Summit St – 1402/11
Impervious coverage, pool setback. ZB2014-09.

Motion by Mr. Cytryn second by Mr. Lieberman to memorialize the above resolutions. All members on a voice vote the resolutions were memorialized.

NEW BUSINESS – there is none.

OTHER BUSINESS – Board member training session.

Mr. Farrell and Mr. Li arrived 7:41PM.

Mr. Ritvo gave an outline of the Zoning Ordinance and its history; the Master Plan and urged board members to participate in Planning Board discussions when the Master Plan is under review, which is every 6 six years. Referencing NJ Municipal Land Use, specifically 40:55D-62, Article 8 Zoning outlined how

Minutes approved 08-04-2014.

local municipalities have their own Zoning Ordinances; the different kinds of variances an applicant can file for, appeals, inherently beneficial uses; hardship cases, site visits; the SICA case, ethics, conflicts. There followed discussion on different hypothetical applications, reasons for approving or denying an application. Board members were advised to be familiar with the requirements of the code and the zoning regulations.

ADJOURNMENT

Motion by Mr. Cytryn second by Mrs. Gilbert to adjourn the meeting, all members on a voice vote were in favor the meeting was adjourned at 9:00PM.

Respectfully submitted,

Lindsay Graham
Board Secretary