

**TENAFLY BOARD OF ADJUSTMENT
REGULAR PUBLIC MEETING
7:30 PM. August 4, 2014
MINUTES**

ROLL CALL

Present: Mr. Cytryn, Mr. Farrell, Mrs. Gilbert, Mr. Levene, Mr. Li.
Absent: Mr. Brensilber, Mr. Kominsky, Mr. Lieberman, Mr. Grossman.
Also present: Mr. Ritvo.

OPEN PUBLIC MEETINGS ACT STATEMENT

Acting Chair Gilbert 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 7, 2014, posted on the bulletin board in the lobby of the Municipal Center and posted to the municipal web site."

COMMUNICATIONS

NJ Planner, March/April 2014.
Zoning Code updates for your green Code Books.

APPROVAL OF MINUTES

Motion by Mr. Levene second by Mr. Cytryn to approve the minutes of July 7, 2014. All members on a voice vote were in favor, the minutes were approved.

MOTIONS FOR ADJOURNMENT - there are none.

UNFINISHED BUSINESS – there is none.

NEW BUSINESS

Guttman, 14 Grandview Terr – 1503/21.
Boat in side yard. ZB2014-15. (Rec'd 7/18/14 decision by 11/15/14.)

Present was the applicant and homeowner Ilan Guttman. Mr. Guttman explained the family loved boating and had purchased a boat. They want to keep the boat at the house rather than a specific location as they tow the boat to different places to enjoy boating as a family. The boat will be stored in the side yard, the ordinance states recreational vehicles must be in the rear yard and fully screened, but the rear yard is sloped and built up and they cannot get the boat into the rear yard. There are many mature plantings on that side yard and the boat will be screened from view. Mr. Guttman offered into evidence four photographs he had taken, that were marked A-1 through A-4. Mr. Guttman said he took the pictures with his cell phone and they showed to front views of the house and the side yard where the boat will be.

In response to questions from the board Mr. Guttman said last Wednesday the boat was in the driveway as they were planning an outing, they moved from the west coast and brought the boat with them, they go on a lot of family outings and boating is a way of making new friends especially the children; Mr. Guttman said he was now aware that a variance runs with the land, he was not sure how close to the property line the boat would be. Mr. Guttman was advised that personal reasons are not grounds enough to approve a variance.

There were no questions from the public.

Minutes approved: 10-06-2014

Howard Seigerman, 24 Grandview Terrace was sworn in. Mr. Seigerman spoke against the application.

In his summary Mr. Guttman said he would be willing to install a 6ft fence and plant more.

Motion by Mr. Farrell, second by Mr. Cytryn to go in to deliberative session. All members on a voice vote were in favor.

Mr. Farrell said the benefit he sees is to the homeowner not the Borough, a variance goes with the land not a homeowner.

Mrs. Gilbert said screening or a fence does not seem to solve the problem, and she said she was not unsympathetic for the homeowner and their dilemma.

Motion by Mr. Farrell second by Mr. Cytryn to deny the application.

Roll call vote:

In favor: Mr. Farrell, Mr. Cytryn, Mrs. Gilbert, Mr. Levene, Mr. Li.

Opposed: None.

Side yard placement for boat denied 5-0.

OTHER BUSINESS - there is none.

ADJOURNMENT

Motion by Mr. Cytryn second by Mr. Li to adjourn the meeting. All members on a voice vote were in favor, the meeting was adjourned at 8:00PM.

Respectfully submitted,

Lindsay Graham
Board Secretary