

**TENAFLY BOARD OF ADJUSTMENT  
REGULAR PUBLIC MEETING  
7:30 PM. December 1, 2014  
MINUTES**

**ROLL CALL**

Present: Mr. Brensilber, Mr. Cytryn, Mr. Farrell, Mrs. Gilbert, Mr. Levene, Mr. Lieberman, Mr. Grossman.  
Absent: 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 January 7, 2014, posted on the bulletin board in the lobby of the Municipal Center and posted to the municipal web site."

**COMMUNICATIONS**

Motion by Mr. Brensilber second by Mr. Cytryn to approve the meeting dates for 2015. All members on a voice vote were in favor.

**APPROVAL OF MINUTES**

Motion by Mr. Farrell second by Mr. Grossman to approve the minutes of November 3, 2014. All members on a voice vote were in favor, the minutes were approved.

**MOTIONS FOR ADJOURNMENT** – there were none.

**UNFINISHED BUSINESS**

Resolutions to be memorialized:

Denied: Campanella/Flicker, 46 Park St – 1605/1  
FAR – 24.54%, lot coverage – 16.47%, impervious coverage – 9825SF.  
ZB2014-18. (*Rec'd 8/28/14 decision by 12/26/2014.*)

Approved: Mermelstein, 59 Esmond Pl – 123/10  
ZB2014-23. Set-backs front yard Esmond & Newcomb & accessory structure.  
(*Rec'd 10/23/14, decision by 2/20/15.*)

Motion by Mrs. Gilbert second by Mr. Farrell to memorialize the resolutions. All members on a voice vote were in favor.

**NEW BUSINESS**

Arrabito, 7 Morris Rd – 401/4  
14.89' front yard setback on Morris Rd; 3' side yard. ZB2014-22. (*Rec'd 11/13/14 decision by 3/12/15.*)

Present were Jason and Pamela Arrabito the homeowners and their architect Thomas J. Mesuk. All were sworn in by Mr. Ritvo; Mr. Mesuk gave a brief summary of his education and experience and was deemed an expert in the field of architecture.

Mr. Mesuk said they propose a second floor addition over the existing first floor, the lot size is non-conforming and the property is on a corner; the first floor footprint will not be expanded; the second floor will have a four foot cantilever supported by two columns onto the deck, this will be for a master bedroom bathroom; there is only one bathroom in the house; the deck will be a means of gaining access into the house and a variance is required as the proposed deck is too close to the property line because it will be above grade.

Mr. Grossman pointed out that a variance would be required for rear yard setback as the existing setback is less than 30ft. There followed some discussion and a motion to carry the application to the next meeting, motion by Mr. Brensilber second by Mr. Farrell to carry the application to January 5<sup>th</sup>, 2015. Motion carried 5-2.

Cheng, 120 Sunset La – 207/4.

FAR – 39.8%; front yard setback 15.25’ on Daisy Pl. ZB2014-24. (Rec’d 11/18/14 decision by 3/18/15.)

Present was the homeowner Karen Cheng and her architect Jacob Solomon, they were sworn in and Mr. Solomon was accepted as an expert in the field of architecture.

Mrs. Cheng said they would like to add a bedroom over the existing sunroom on the south side of the house to accommodate their six children and themselves.

Mr. Solomon said the height going up to the attic was shallow, but the attic would only be used for storage, there would be no impact of light and air on the neighbors, but the proposed addition would enhance the aesthetics and conform to most of what is in the neighborhood, he did not feel there were any negative aspects to the addition which will face Daisy Place.

There were no questions or comments from the public.

Mrs. Cheng gave a brief summary of the application.

The board went into deliberative session.

Mrs. Gilbert said she felt the addition was modest and did not interfere with the neighbors; the footprint would remain the same, and would be in favor.

Mr. Cytryn said most of the houses are two story, so this addition will conform.

Mr. Lieberman said he felt the addition would be close to the garage, it is a small lot and he thought it would be tight.

Mrs. Gilbert said it would not be closer than anything that is there now, and most of these houses were built before the Code.

Motion by Mrs. Gilbert second by Mr. Levene to approve the variances.

Roll Call Vote:

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

Opposed: Mr. Brensilber, Mr. Lieberman.

FAR and front yard setback variances approved 5-2. `

**ADJOURNMENT**

Motion by Mr. Brensilber second by Mr. Cytryn to adjourn the meeting. All members on a voice vote were in favor, the meeting was adjourned at 8:20PM.

Respectfully submitted,

Lindsay Graham  
Board Secretary