

**TENAFLY BOARD OF ADJUSTMENT
REGULAR PUBLIC MEETING
7:30 P.M. June 1, 2015
MINUTES**

ROLL CALL

Present: Mr. Cytryn, Mr. Farrell, Mr. Kominsky, Mr. Levene, Mr. Lieberman, Mr. Grossman.
Absent: Mr. Brensilber, Mr. Callahan, Mrs. Gilbert.
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 2, 2015, posted on the bulletin board in the lobby of the Municipal Center and posted to the municipal web site."

COMMUNICATIONS

1. NJ Planner March/April 2015 issue.
2. Letter dated May 13, 2015 from Mr. Urdang re: 150 Oxford Dr, 2204/5

APPROVAL OF MINUTES

Motion by Mr. Farrell second by Mr. Lieberman to approve the minutes of May 4, 2015. All members on a voice vote were in favor, the minutes were approved.

The Chairman advised the applicants that there would only be six members present and asked each applicant if they wanted to have their hearings heard or carried.

UNFINISHED BUSINESS

Resolution to be memorialized

Denied: Baumgarten, 150 Oxford Dr – 2204/5
Impervious coverage, pool in front yard. ZB2015-09

The resolution was not ready.

Carried from April 6, 2015:

Patel, 76 W Clinton Ave – 901/39.
Home Office. ZB2015-06. (Rec'd 3/25/15 decision by 7/23/15.)

Mr. Urdang asked for a postponement. Motion by Mr. Farrell second by Mr. Kominsky to carry application ZB2015-06 to July 6 with no further notice required by the applicant. All members on a voice vote were in favor.

NEW BUSINESS

North Summit St – 1401/4

Use. ZB2015-11.

1. Letter dated May 20, 2015 from Board Engineer, attached
2. Letter dated May 22, 2015 from Applicant's Attorney requesting adjournment to July 6, 2015.

Motion by Mr. Cytryn second by Mr. Kominsky to carry application ZB2015-08 to July 6th with no

further notice required by the applicant. All members on a voice vote were in favor.

Rupp, 156 Churchill Rd – 2102/13
Fence / piers. ZB2015-08. (Rec'd 5/22/15 decision by 9/19/15.)

Mr. Hubschmann was present for the applicant and requested a postponement. Motion by Mr. Levene second by Mr. Cytryn, to carry application ZB2015-08 to July 6th, with no further notice required by the applicant. All members on a voice vote were in favor.

Baumgarten, 150 Oxford Dr – 2204/5

Mr. Urdang was present on behalf of the applicant; he said he felt the problem was that the board was already in deliberative session and he could not interrupt and ask the board to separate the two variances.

After some discussion Mr. Ritvo suggested the applicant file a new application for a reconsideration hearing, and strongly reminded and advised the board to ask further questions before going in to deliberative session. Mr. Ritvo added in his opinion an application for a variance for a pool to be in the front half of the property would be enough of a significant change in the application from what was originally presented.

ADJOURNMENT

Motion by Mr. Kominsky second by Mr. Farrell 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