

**TENAFLY BOARD OF ADJUSTMENT
REGULAR PUBLIC MEETING
8:00 P.M. November 7, 2016
MINUTES**

ROLL CALL

Present: Mr. Brensilber, Mr. Callahan, Mr. Farrell, Ms. Gilbert, Mr. Kominsky, Mr. Lieberman, Mr. Menon, Mr. Grossman.
Absent: Mr. Cytryn.
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 September 9, 2016, posted on the bulletin board in the lobby of the Municipal Center and posted to the municipal web site."

COMMUNICATIONS – none.

APPROVAL OF MINUTES

Motion by Mr. Farrell second by Mrs. Gilbert to approve the minutes of September 19, 2016. All members on a voice vote were in favor.

MOTIONS FOR ADJOURNMENT - there were none.

UNFINISHED BUSINESS:

Carried from September 17th:

Feuer, 16 Leroy St – 2102/30.

Total impervious coverage. ZB2016-18. *(Rec'd 9/8/16 decision by 1/7/17.)*

***Revised plans received 10/27/2016.

Present for the applicant was Gregory Mueller of the firm Mueller Law Group; Mr. Mueller said his witness would be the engineer Thomas Skrable; this application had been revised and the impervious coverage is now 4,145SF.

Mr. Grossman said the board needed to decide if this application is significantly different than the prior application, which was submitted with 4,413SF proposed; this application proposes 4,145SF. After some discussion the board agreed this application is significantly different with a reduction of 268SF.

Thomas Skrable gave his business address and was sworn in. Mr. Skrable said the patio and size of the pool have been reduced, and the patio will be a mix of pavers and grass; the drainage system will remain the same; no one will see the additional square footage and a pre-existing non-conforming patio will be removed.

Marked into evidence:

A-1 a photograph of the rear yard showing the heavy screening with the rear yard neighbors.

A-2 and A-3 showed black and white versions of the grass and paver mix that will be used to further reduce the impervious coverage.

In response to questions, Mr. Skrable described the patchwork layout of the grass and pavers, in his opinion the patchwork patio will only be seen from standing above the site; he also described the cul-tech chamber adding it does the same thing as a seepage pit, the pool fence would conform to the pool code.

There were no questions or comments from the public.

Mr. Mueller gave a brief summary of the application, including the drainage will be improved, a non-conforming patio will be removed, the rear yard is very private and he did not believe there were any negative criteria.

The board went into deliberative session.

Mr. Kominsky said he had no objection to the application it had been significantly reduced, he did not feel there would be any negative impact on the neighborhood and was in favor.

Motion by Mr. Lieberman second by Kominsky to approve the impervious coverage variance.

Roll call vote:

In favor: Mr. Lieberman, Mr. Kominsky, Mr. Brensilber, Mr. Farrell, Mrs. Gilbert, Mr. Callahan, Mr. Grossman.

Opposed: None.

Impervious coverage of 4,145SF approved 7-0.

NEW BUSINESS – there is none scheduled.

ADJOURNMENT

Motion by Mrs. Gilbert second by Mr. Menon to adjourn the meeting. All members on a voice vote were in favor the meeting was adjourned at 8:30PM.

Respectfully submitted,

Lindsay Graham
Board Secretary