

**TENAFLY BOARD OF ADJUSTMENT
REGULAR PUBLIC MEETING
7:30 P.M. March 22, 2010
MINUTES**

ROLL CALL

Present: Mrs. Crook., Mr. Fox, Ms. Gilbert, Mr. Grossman, Mr. Kominsky, Mr. Lorenzo.
Absent: Mr. Brensilber, Mr. Farrell, Mrs. Kon Gursky.
Also present: Mr. Ritvo, Mr. Mottola.

OPEN PUBLIC MEETINGS ACT STATEMENT

Chairman Lorenzo 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 published in the Press Journal on December 24, 2009, and the Record on January 6, 2010 and posted on the bulletin board in the lobby of the Municipal Center."

COMMUNICATIONS

APPROVAL OF MINUTES

Motion by Mr. Fox second by Ms. Gilbert to approve the minutes of March 1, 2010. All members on a voice vote were in favor.

MOTIONS FOR ADJOURNMENT – none scheduled.

UNFINISHED BUSINESS

Approved: EFFS at Tenafly, Inc. 40 Suffolk Rd – 2203/4
Pool in front yard. ZB2010-03. *(Rec'd 2/17/10 decision by 6/17/10.)*

Motion by Mr. Fox second by Ms. Gilbert to memorialize the resolution. All members who had been present at the hearing voted in favor.

Denied: Martinez, 75 Hillside Ave – 1703/13
Expansion of a non- conforming two family, FAR 41.3%, lot coverage, left side yard.
ZB2010-05. *(Rec'd 2/17/10 decision by 6/17/10.)*

This resolution will be memorialized at the meeting scheduled for April 12, 2010.

NEW BUSINESS

Ollendorff, 14 Leslie Pl – 2507/5
FAR, lot coverage. ZB2010-04. *(Rec'd 3/2/10 decision by 6/30/10)*

Present for the applicants was Mr. Blake an architect. Chris Blake gave his business address as 150 County Road, Tenafly, was sworn in by Mr. Ritvo and accepted as an expert in the field of architecture.

Mr. Blake said the applicant wants to construct a balcony off the second floor master bedroom; the balcony will extend about three to four feet with a length of about 15'; this leads to two variances, one for lot coverage and one for FAR. The lot coverage variance is needed for a portion of the balcony (29SF) that extends over the steps, and the FAR variance is needed as columns will have to be constructed to hold up the balcony, the FAR will be increased by 98SF. In his opinion there would be no

Minutes approved: 4-12-10.

impact on light or air, the balcony is not bulky and might be seen by the neighbors, and there would be no impact on the zone plan.

Mr. Kominsky confirmed with Mr. Mottola that variances were needed.

There were no questions or comments from the board or the audience.

Mr. Blake gave a summary of the application.

Motion by Ms. Gilbert second by Mrs. Crook to go into deliberative session. All members on a voice vote were in favor.

Ms. Gilbert said this 'addition' is elevated and open and did not feel it would change the feel of the building.

Mr. Kominsky said he felt this was a de minimus increase and there was no negative effect.

Motion by Ms. Gilbert second by Mr. Grossman to approve the application as presented.

Roll Call Vote:

In favor: Ms. Gilbert, Mr. Grossman, Mrs. Crook, Mr. Fox, Mr. Kominsky, Mr. Lorenzo.

Opposed: None.

FAR and lot coverage variances approved 6-0.

OTHER BUSINESS

Discussion on proposed revisions to the Land Development Regulations.

Chair Lorenzo gave a time line of various documents and proposed changes to the Land Development Regulations (LDR). He would prepare a memo to the Mayor and Council, and Planning Board members that the Board of Adjustment is basically in favor of the proposed changes to the LDR, there were some areas which this Board was not comfortable with, and these would be outlined in the memo.

ADJOURNMENT

Motion by Ms. Gilbert second by Mr. Kominsky to adjourn the meeting. All members on a voice vote were in favor, the meeting was adjourned at 8:10PM.

Respectfully submitted,

Lindsay Graham
Board Secretary