

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday February 18, 2010

8:00 pm

Municipal Court 73 South Van Brunt Street

Members present: Mr. Feintuch, Mr. Fuld, Mr. Maron, Mr. Osorio, Mr. Shafer, Ms. Thomas, Ms. Mitchell, Mr. Schermer, Chairwoman Byrne

Also present: Mrs. Evans, Mr. Rutherford

Meeting called to order at 8:10 pm

Roll call, announcement of proper notice of meeting

Minutes of December 17, 2009

Motion to approve: Ms. Thomas Second: Mr. Maron

Passed by a vote of 4 yes (Fuld, Maron, Thomas, Byrne)

0 no

2010 Reorganization:

Mr. Feintuch, Mr. Osorio and Mr. Shafer were sworn in as reappointed board members by Attorney Rutherford. Ms. Mitchell and Mr. Shermer were sworn in as new members.

A motion was made by Mr. Fuld to select the following people:

Chair- Rosemary Byrne

Vice Chair- George Feintuch

Attorney- David Rutherford

Secretary-Tina Evans

Second: Mr. Osorio

Motion passes

Resolutions:

File#2008-19 Frank Nagy, 464 Elkwood Terrace

Motion to approve: Mr. Maron Second: Mr. Osorio

Passed by a vote of 3 yes (Maron, Osorio, Thomas)

0 no

File#2009-15 Four Peace Associates, LLC 25 West Hamilton Ave

Motion to approve: Mr. Maron Second: Ms. Thomas

Passed by a vote of 4 yes (Byrne, Maron, Thomas, Osorio)

0 no

File#2009-11 James and Jill Schwalbe, 320 Walnut St/ 104 Lincoln Street

Motion to approve: Mr. Osorio Second: Mr. Maron

Passed by a vote of 5 yes (Byrne, Fuld, Maron, Thomas, Osorio)

0 no

Continued Application:

File#2009-12 Moriah School of Englewood

Mr. Shafer recused himself from this case.

Elliot Urdang, attorney for the applicant addressed the board. Marked as evidence was A-5 Landscaping plan presented at meeting.

Sworn in and giving testimony was Mr. Amit Meir, security consultant for the Moriah school. Mr. Meir gave extensive testimony regarding the proposed fencing for the property. He also testified about what he felt was the best use of landscaping in terms of security for the property. His opinion was that it would be best to use low growing shrubs. Board members questioned Mr. Meir.

The meeting was open to the public to question Mr. Meir. No one came forward. The public portion of the meeting was then closed.

Mr. Urdang called Jordan Abowitz to testify on security situations at the school. He informed the board that there have been two recent incidents at the school.

The meeting was open to the public to question Mr. Abowitz. No one came forward. The public portion of the meeting was then closed.

The board will seek comments from city engineer Ken Albert and also police chief Arthur O'Keefe for this application.

Case continued until Monday February 22nd.

Mr. Shafer rejoins the meeting.

Announcements:

File#2010-2 Freund/Leff, 161 Cedar Street moved to March 18th

File#2009-14 Splish/Splash Dog Grooming, 95 West Palisade Avenue
Moved to April 15th

The March 22nd meeting will begin at 7:30 pm

New Application:

File#2010-1 Mandoo Inc, 16 Humphrey Street

Elliot Urdang, attorney for the applicant addressed the board. He explained that his client is proposing to add the wholesale sales of his product to his retail business.

Mr. Kyu Lee, applicant was sworn in and gave testimony. He stated that the store currently has 3 kitchen employees, 7-8 wrappers, and 3 staff for retail sales. If the wholesale business progresses, he will need to hire a van driver. Currently the hours of operation are Monday through Friday 8:00 am until 8:00 pm. Marked as evidence was a copy of a lease agreement between the applicant and his neighbor. This was marked A-1. The board questioned Mr. Lee.

The meeting was open to the public to question Mr. Lee. No one came forward. The public portion of the meeting was then closed.

Mr. David Spatz was sworn in and gave testimony as the planner for the applicant. Marked as evidence was A2-photos of the property. Mr. Spatz testified about the photos. The board then questioned Mr. Spatz.

The meeting was open to the public to question Mr. Spatz. No one came forward. The public portion of the meeting to question Mr. Spatz was then closed.

The board requested parking calculations and would like to hear testimony from Ken Albert and also input from board attorney David Rutherford.

Case continued until February 22nd.

Motion to adjourn: Mr. Feintuch Second: Mr. Fuld
Meeting adjourned at 11:00 pm

