

Minutes

Englewood Board of Adjustment

Monday March 28, 2011

Municipal Court 73 South Van Brunt Street

8:00 pm

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

Members absent: Ms. Baker

Also present: Mr. Albert, Mrs. Evans, Mr. Rutherford

Meeting called to order at 8:05 pm

Roll call, announcement of proper notice of meeting

Announcements:

File#2011-Elray Outdoor Advertising, 60 Cedar Lane Block 2604 Lot 4
Application moved to May 23rd

Board Business:

The board discussed the draft letter sent to them by board attorney David Rutherford. After a discussion it was decided that Chairwoman Byrne will sign the final letter and it will be sent to the Mayor and Council.

Continued Application:

File#2010-5 Omar Albashaireh, 190 Englewood Avenue
Brian Chewcaskie, attorney for the applicant addressed the board. The property is in the RE zone and the applicant is proposing a mixed use structure that will be retail and residential. They have now redesigned the building to be three apartments and three stores instead of four of each. The two lots will be consolidated into one.

Mr. Chewcaskie was reminded that the board needs a copy of the transcript from the August 23rd meeting.

William Vogt, engineer for the applicant was sworn in and addressed the board. Marked as evidence were the following:

A5-revised plans sheets 1-10

A6-New rendering –colorized revision date 10/29/10

A7-Photocopies photographs 2 photos

The proposed project needs 21 parking spaces. The applicant is proposing 19. Three parking will be reserved for residents.

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

Steven Lazarus, architect for the applicant was sworn in and addressed the board. Marked as evidence were the following:

A8-Revised plans showing what part of the building is being removed. Dated 3/9/10

A9-showing 3 stores, 3 apartments, 3 slabs dated 10/11/10

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

This case is continued until April 21st

File#2008-4 Dwight Englewood School, 315 East Palisade Avenue
Mr. Reidler and Mr. Shafer recused themselves.

Elliot Urdang, attorney for the applicant.

Steven Rother, attorney for the objectors.

Eric Herschmann, objector

Mr. Urdang informed the board that both parties had reached an agreement.

Marked as evidence were the following:

A30-revised site plan dated 2/18/11

A31- Paul Keyes landscaping plan

A32- statement of applicant dated 2/18/11 listing 25 conditions

The board questioned Mr. Urdang and Mr. Herschmann.

All of the conditions were read and discussed.

Marked as board exhibit B4 was the agreement

The meeting was opened to the public. No one came forward. The public portion of the meeting was then closed.

Ken Albert , city engineer and planner was sworn in. He was questioned by the board. The meeting was opened to the public to question Mr. Albert. No one came forward. The public portion of the meeting to question Mr. Albert was then closed.

The applicant's portion was then closed.

The board then deliberated the case.

Motion to approve the application and variances with the conditions set forth on record: Mr. Fuld

Second: Ms. Mitchell

Passed by a vote of 6 yes (Feintuch, Fuld, Maron, Thomas, Mitchell, Byrne)

0 no

Motion to adjourn: Ms. Thomas Second: Ms. Mitchell

Meeting adjourned at 11:05 pm

Respectfully submitted:

Tina Evans