

Minutes

Regular Meeting

Englewood Board of Adjustment

Monday April 11, 2011

8:00 pm

Municipal Court 73 South Van Brunt Street

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. Rutherford, Mrs. Evans, Mr. Albert. Richard Preiss, Martin Spence

Meeting called to order at 8:10 pm

Roll call, announcement of proper notice of meeting

Chairwoman Byrne reminded board members that their financial disclosure statements must be completed and sent to the city clerk.

Announcements:

File#2011-7 Marom moved to May 19th

Minutes:

Motion to approve minutes of March 17th: Mr. Feintuch Second: Ms. Mitchell

Motion passes

Motion to approve minutes of March 28th: Mr. Maron Second: Mr. Fuld

Motion passes

New Application:

File#2011-3 Joseph Caleca, 297 Shepard Avenue

Joseph Caleca, applicant was sworn in and gave testimony. He testified that he would like to enlarge an existing garage and add one additional garage. He explained that at the present time he cannot

accommodate his tenants with parking spaces. His tenants with cars currently park their cars on the street.

Marked as evidence were the following:

A1-7 photos taken by Mr. Caleca on March 15th

Mr. Caleca further stated that one garage would be used for storage only and he would leave his maintenance supplies (ladders, paint, tools) in that garage. One garage is currently being rented out to store a small sports car.

The meeting was open to the public to question Mr. Caleca. The following people came forward:

Delores and Joseph Bryant 53 Orange Street

The public portion of the meeting to question Mr. Caleca was then closed.

Ken Albert, city engineer and planner was sworn in and gave testimony. The meeting was open 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 meeting was open for public comment. No one came forward. The public portion of the meeting was then closed.

There was a board discussion.

Motion to approve with the condition that the landlord gives first refusal to his tenants: Mr. Reidler

Second: Mr. Feintuch

The vote was 3 yes (Feintuch, Maron, Reidler)

4 no (Fuld, Shafer, Thomas, Byrne)

The application did not pass

File#2011-6 David and Sarette Hornblass, 165 Lyman Place

Michael Collori, architect for the applicant was sworn in and testified as the architect for the applicant.

He testified that the home on the property has been vacant for some time. The applicant plans on demolishing it and building a new home. Marked as evidence were the following:

A1-colored version of the site plan

A2- colored version of the front elevation

Mr. Collori testified that that the proposed house will have 5 bedrooms and 4.5 baths. The meeting was open to the public to question Mr. Collori. The following person came forward:

Oz Wolf 175 Lyman Place

The public portion of the meeting to question Mr. Collori was then closed.

Michael Hubschman was sworn in and gave testimony as the engineer for the applicant. The meeting was open to the public to question Mr. Hubschman. The following people came forward:

Oz Wolf 175 Lyman Place

Susan Proietti 45 Dwight Place

Nancy Kaman 45 Dwight Place

David Shapiro 45 Dwight Place

Susan Proiette 45 Dwight Place (came forward twice)

The public portion of the meeting to question Mr. Hubschman was then closed.

Richard Priess was sworn in and gave testimony as the engineer for the board. Mr. Priess was substituting for Ken Albert. The meeting was open to the public to question Mr. Priess. No one came forward. The public portion of the meeting to question Mr. Priess was then closed

Martin Spence was sworn in and gave testimony as the engineer for the board. Mr. Spence was substituting for Ken Albert. The meeting was open to the public. No one came forward. The public portion of the meeting to question Mr. Spence was then closed.

The meeting was open to the public for comment. The following people came forward:

Nancy Kaman 45 Dwight Place

Lisa Schechter 172 Lyman Place

Lori Schlakman 200 Lyman Place

Oz Wolf 175 Lyman Place

Martin Schillman

Howard Stlotsky 77 Dwight Place

David Shapiro 45 Dwight Place

The public portion of the meeting then closed.

Mr. Urdang gave his summary. There was a board discussion. A motion to declare that the application was not barred by the doctrine of Res Judicata was approved by the following votes: 7 yes (Feintuch, Maron, Reidler, Shafer, Thomas, Mitchell, Byrne)

1 no (Fuld)

The motion was made by Mr. Feintuch Second: Mr. Reidler

Motion to approve the application: Mr. Shafer Second: Mr. Reidler

Passed by a vote of 7 yes (Feintuch, Fuld, Maron, Reidler, Shafer, Thomas, Byrne)

0 no

The applicant agreed to comply with Mr. Spence's report, install a backup generator and the architectural style on the West side of the house must conform to the rest of the house.

Motion to adjourn: Mr. Fuld Second: Mr. Shafer
Meeting adjourned at 12:30 am

Respectfully submitted,

Tina Evans