

Minutes

Special Meeting

Englewood Board of Adjustment

Monday July 25, 2011

8:00 pm

Members present: Mr. Maron, Mr. Reidler, Mr. Shafer, Ms. Thomas, Ms. Baker, Chairwoman Byrne

Members absent: Mr. Feintuch, Mr. Fuld, Ms. Mitchell

Also present: Mr. Rutherford, Mrs. Evans

Meeting called to order at 8:10 pm

Roll call, announcement of proper notice of meeting

Resolutions:

File#2011-7 Marom, 176 Elm Road

Motion to approve: Mr. Reidler Second: Ms. Baker

Passed by a vote of 4 yes (Reidler, Thomas, Baker, Byrne)

0 no

File# 2011-3 Joseph Caleca, 297 Shepard Avenue

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

Passed by a vote of 3 yes (Shafer, Thomas, Byrne)

0 no

New Application:

File#2011-11 Michael and Maya Rubinowitsch, 26 Humphrey Street

Elliot Urdang, attorney for the applicant addressed the board. He called Michael Rubinowitsch to be sworn in and testify as the applicant. Marked as evidence was

A1-retail and residential use in the Englewood zone districts (chart)

A2- Resolution dated 12/19/91

A3- 26 Humphrey Street dated 6/18/92

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

Motion to deny the applicants motion that is variance is not required: Mr. Reidler Second: Mr. Shafer  
Passed by a vote of 6 yes (Maron, Reidler, Shafer, Thomas, Baker, Byrne)

0 no

The applicant then moved to have their case heard to decide a use variance.

Steve Lazarus, architect for the applicant was sworn in and gave testimony. It was noted that the applicant must submit a key map. 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.

David Spatz, planner for the applicant was sworn in and gave testimony. The applicant must submit a parking calculation. 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.

Mr. Urdang gave his summary. There was a board discussion.

Motion to approve: Mr. Shafer Second: Mr. Maron  
Passed by a vote of 5 yes (Maron, Reidler, Shafer, Baker, Byrne)  
1 no (Thomas)

Motion to adjourn: Mr. Maron Second: Ms. Thomas  
Meeting adjourned at 11:05 pm

Respectfully submitted:

Tina Evans