

Minutes

Regular Meeting

Englewood Board of Adjustment

November 17, 2011

8:00 p.m.

Municipal Court 73 South Van Brunt Street

Members present: Mr. Fuld, Mr. Maron, Mr. Riedler, Mr. Shafer, Ms. Baker, Ms. Mitchell, Chairwoman Byrne

Members absent: Mr. Feintuch, Ms. Thomas

Also present: Mrs. Evans, Mr. Albert, Mr. Priess, Mr. Spence

Meeting called to order at 8:10 p.m.

Roll call, announcement of proper notice of meeting

Announcements:

File#2011-13 English Manor Homes, LLC 158 West Englewood Avenue

Moved to December 19th

Resolution:

File#2011-1 Elray Advertising, 60 Cedar Lane Block 2604 Lot 4

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

Passed by a vote of 5 yes (Fuld, Maron, Reidler, Baker, Byrne)

0 no

Continued Application:

File#2011-12 Bensadigh, 157 Lyman Place

Elliot Urdang, attorney for the applicant addressed the board. He called Bradley Newman from Land concepts to testify as the landscape architect for the applicant. Marked as evidence were the following:

A1-colored version of landscape plan exhibit

A2-drawing showing how the Norway Spruces grow

The applicant is proposing 51 evergreen trees to be planted along the back and side of the property. The species include Norway and Oriental Spruces (8-10 ft), Leyland Cypress (7-8 ft) and Holly Bushes. He meeting was open to the public to question Mr. Newman. The following person came forward:

Susan Proietti 45 Dwight Place

Frank Proietti 45 Dwight Place

The public portion to question Mr. Newman was then closed.

Richard Priess, engineer and planner for the Englewood Board of Adjustment was sworn in and gave testimony. The meeting was open to the public to question Mr. Priess. The following person came forward:

David Shapiro 45 Dwight Place

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

Michael Hubschman, engineer and planner for the applicant was sworn in and addressed the board. Marked as evidence were the following:

A3- site plan with color

A4-aerial photo

The meeting was open to the public to question Mr. Hubschman. The following people came forward;

Nancy Kamen 45 Dwight Place

David Shapiro 45 Dwight Place

Elaine Van Ost 45 Dwight Place

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

Martin Spence engineer for the Englewood Board of Adjustment was sworn in and gave testimony. He asked for clarification as to where the pool equipment would be going.

At this point in the meeting board member Mitchell left the meeting.

This case is continued until January 19th, 2012.

New Application:

File#2011-14 Lee and Charlynn Renee Leak, 19 Hillside Avenue

Eugene Coleman, architect for the applicant was sworn in. Charlynn Leak, applicant was also sworn in.

The applicant is seeking to enlarge the home to meet the needs of a growing family. The plans include maintaining the historic integrity of the home. Ken Albert, city engineer and planner was sworn in and gave testimony. Marked was B1-aerial photo.

The applicant must submit drainage plans and Mr. Albert requested that the following be placed in the resolution: "All trees must be protected prior to construction".

The meeting was open to the public for questions and comments. No one came forward. The public portion of the meeting was then closed.

There was a board discussion.

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

Passed by a vote of: 6 yes (Fuld, Maron, Reidler, Shafer, Baker, Byrne)

0 no

Motion to adjourn: Mr. Fuld Second: Mr. Shafer

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Tina Evans