

Minutes

Regular Meeting

Englewood Board of Adjustment

Monday November 28, 2011

Municipal Court 73 South Van Brunt Street

8:00 p.m.

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

Members absent: Mr. Fuld

Also present: Mrs. Evans, Mr. Rutherford

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

Roll call, announcement of proper notice of meeting

Minutes of July 25th

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

Motion passes

Minutes of November 17th

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

Motion passes

Resolutions:

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

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

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

0 no

File#2008-4 Dwight Englewood School, 315 East Palisade Avenue

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

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

0 no

New Application:

File#2011-16 Atlantis Management Group, 56 State Highway Route 4 East

Elliot Urdang (substituting for Mark Madaio) addressed the board. He testified that the applicant is proposing to remove the existing car wash, bathroom structure, and convenience sales area near pumps. They are also proposing construction of a single structure including a convenience mart and a Dunkin Donuts counter service without seating. There is also the possibility that they may add gas pumps.

Michael Dipple from L2A Land Design was sworn in and gave testimony. Marked as evidence was:

A1 existing conditions surveys dates 11/28/11. (It was noted that this was not submitted to the board by the applicant)

A2- site plan colorized version dated 11/28/11

A3-building elevations rendering showing signage

The board questioned Mr. Dipple. The proposed handicapped spot was not in a good location. The applicant agreed to move the parking spot and add more green space. Because the applicant did not notice for signage a ruling was not made on this.

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

Louis Luglio was sworn in and gave testimony as the expert witness on traffic and transportation. He testified about the ten fueling positions, full driveway with easement and the traffic counts he conducted. The meeting was open to the public to question Mr. Luglio. No one came forward. The public portion of the meeting to question Mr. Luglio was then closed.

George Wheatle Williams was sworn in and gave testimony as the planner for the applicant. The meeting was open to the public to question Mr. Williams. No one came forward; the public portion of the meeting to question Mr. Williams was then closed.

Case continued to December 19th.

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

Meeting adjourned at 10:30 p.m.

Respectfully submitted: Tina Evans

