

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday January 19, 2012

8:00 p.m.

Municipal Court 73 South Van Brunt Street

Members present: Mr. Feintuch, Mr. Reidler, Ms. Baker, Ms. Byrne

Members absent: Mr. Shafer

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

Meeting called to order at 8:15 p.m.

Roll call, announcement of proper notice of meeting

Announcements:

File#2011-13 English Manor Homes/English Enterprises Inc
Moved to February 16th

File#2011-16 Atlantis Management Group, 56 State Highway Route 4 East
Moved to February 16th

Minutes:

Motion to approve minutes of December 19th: Mr. Reidler Second: Ms. Byrne

Passed by a vote of 2 yes (Reidler, Byrne)

0 no

Continued Application:

File#2011-12 Bensadigh, 157 Lyman Street

Elliot Urdang, attorney for the applicant addressed the board and gave them an overview of the application and the revised plans that had been submitted to the board. He informed the board that he had met with some of the residents of 45 Dwight Place to discuss their concerns.

Michael Hubschman, engineer for the applicant was sworn in and gave testimony. Marked as evidence was A5- revised plans colorized marked 1/6/12

Mr. Hubschman stated that the proposed pool was smaller and the patio area was also made smaller. The meeting was open to the public to question Mr. Hubschman. No one came forward. The public portion of the meeting to question Mr. Hubschman was then closed.

Bradley A Meuman, certified landscape architect was sworn in and gave testimony. He testified that he also met with some of the residents of 45 Dwight Place. The meeting was open to the public to question Mr. Meuman. No one came forward. The public portion of the meeting to question Mr. Meuman was then closed.

David Shapiro, 45 Dwight Place was sworn in and gave testimony. Mr. Shapiro was appearing as a board member representative for some of the residents at 45 Dwight Place. The meeting was open to the public to question Mr. Shapiro. No one came forward. The public portion of the meeting to question Mr. Shapiro was then closed.

Martin Spence, acting as engineer for the board was sworn in and gave testimony. Marked as evidence was B1- Martin Spence report. The meeting was opened to the public to question Mr. Spence. No one came forward. The public portion of the meeting to question Mr. Spence was then closed.

Richard Preiss was sworn in and gave testimony as the planner for the board. Mr. Urdang questioned Mr. Preiss. The meeting was opened to the public to question Mr. Preiss. No one came forward. The public portion of the meeting to question Mr. Preiss was then closed.

The board requested that the list of conditions that both the applicant and the residents of 45 Dwight Place agreed to be placed in the resolution.

This case is continued until February 16th

Appeal:

Appeal 2012-01 Appeal of P & A Associates

Michael Profita representing P & A Associates LLC addressed the board. Brian Chewcaskie, representing the property owner (Steinberg) of 104 Grand avenue addressed the board.

Mr. Profita stated that his client filed a notice of appeal because a prior site plan approval before the Planning Board and subsequent resolution stated that the approval was for medical and office use. They are concerned about the parking for the proposed tenant, Tiger Schulman's Karate School.

Wayne Scott, Zoning officer for the City of Englewood was sworn in and gave testimony. He explained the procedures for getting zoning approval. Marked as evidence was: WS1-zoning officer document stamped approved by the zoning officer dated 11/1/11.

Also marked were the following:

A1- plan review form dated 11/3/11

A2-Fire Sub Code Official form

A3-Approval form dated 11/21/11

A4- Denial form signed by Construction Official (Walter Deptuch)

A5- set of drawings proposed tenant fit out

A6- letter from Profita and Associates to William Bailey

Sworn in was Anita Buchakjian, 106 Grand Avenue (owner of building)

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

Sworn in was Christine Kerr 106 Grand Avenue (employee)

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

Both women were questioned by Mr. Chewcaskie.

Mr. Profita addressed the board again.

This case is continued until January 23rd.

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

Meeting adjourned at 11:35 p.m.

Respectfully submitted:

Tina Evans