

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday April 19, 2012

8:00 p.m.

Municipal Court 73 South Van Brunt Street

Members present: Mr. Feintuch, Mr. Fuld, Mr. Reidler, Mr. Schwalbe, Ms. Thomas, Chairwoman Byrne (9:15), Mr. Weitzman

Members absent: Mr. Shafer, Ms. Baker

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

Meeting called to order 8:05 p.m.

Vice chairman Mr. Feintuch chaired the meeting

Roll call, announcement of proper notice of meeting.

Minutes of March 26<sup>th</sup>

Motion to approve: Mr. Schwalbe Second: Mr. Weitzman

Motion passes

New Application:

File#2012-3 Perla/Rochwarger, 268 Chestnut Street

Brian Chewcaskie, attorney for the applicant addressed the board. He called Massimo Piazza to be sworn in and testify as the engineer for the applicant. Marked as evidence were the following:

A1-revised site plan sheet C1

A2-Aerial (Google) map of property

A3-detailed sheet C-2

Mr. Piazza gave testimony on the city engineers report. He stated that the applicant will comply with the city engineer's requests. The meeting was open to the public to question Mr. Piazza. No one came forward. The public portion of the meeting to question Mr. Piazza was then closed. The board questioned Mr. Piazza.

Bradley Meumann, landscape architect for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A4- colorized version of landscaping plan

A5-photo of existing conditions from street

A6-concept images street 1 view from street

A7- concept images sheet 2 aerial view

Mr. Meumann stated that the proposed plans would work with the existing vegetation.

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

Ken Albert, city engineer and planner was sworn in and gave testimony. He suggested that if the application were approved, the board incorporate his conditions in the resolution. 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.

Mr. Chewcaskie gave his summation. There was a board discussion.

Motion to approve: Mr. Schwalbe Second: Mr. Weitzman

Passed by a vote of 6 yes (Feintuch, Fuld, Reidler, Schwalbe, Thomas, Weitzman)

0 no

Mr. Schwalbe left the meeting at 9:00 p.m.

File#2012-4 Seligsoh, 86 East Linden Avenue

Mr. Feintuch recused

Charwoman Byrne now presides over the meeting.

Daniel Seligsoh, applicant was sworn in. Thomas Baio, architect for the applicant was sworn in.

Mr. Baio testified that the property currently has a detached garage. The owner is proposing to demolish the garage and add an attached garage to the house. A master bedroom will be built over the garage. They are proposing a front vestibule foyer and a rear porch. The total size of the new addition will be 3,830 square feet.

Marked as evidence were the following:

A1- 5 photos aerial/Google (photos A-E)

A2-Bing aerial map

A3- Bing aerial shot

A4-site plans dated 2/29/12

A5-copies of survey showing driveway (not part of original application)

Matthew Rogers, Esq. representing next door neighbor Harvey Rappaport questioned Mr. Baio. The meeting was open to the public to question Mr. Baio. The following person came forward:  
Yale Shulman 94 East Linden Avenue

City engineer and planner Ken Albert was sworn in. He addressed the drainage concerns. The applicant will need to submit a grading and drainage plan and curbing should be required. A drainage and erosion plan should be a condition of the resolution. The applicant agreed to move the driveway over to have a 6 foot buffer.

The meeting was open to the public to question Mr. Albert. The following person came forward:  
Matthew Rogers

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

Mr. Baio gave his summation. There was a board discussion.

Motion to approve subject to the applicant adhering to city engineer and planners conditions:  
Mr. Weitzman Second: Mr. Reidler  
Passed by a vote of 5 yes (Fuld, Reidler, Thomas, Byrne, Weitzman)  
0 no

Resolution:

File#2011-12 Bensadigh, 157 Lyman Place  
Motion to approve: Chairwoman Byrne Second: Mr. Reidler  
Passed by a vote of 5 yes (Feintuch, Fuld, Reidler, Thomas, Byrne)  
0 no

Motion to adjourn: Mr. Reidler Second: Mr. Fuld  
Meeting adjourned at 10:50 p.m.

Respectfully submitted: Tina Evans