

Minutes

Special Meeting

Englewood Board of Adjustment

Thursday August 16, 2012

Municipal Court 73 South Van Brunt Street

Members present: Mr. Feintuch (8:20), Mr. Fuld, Mr. Reidler, Mr. Shafer (8:30), Ms. Thomas, Chairwoman Byrne, Mr. Weitzman

Members absent: Mr. Schwalbe, Ms. Baker

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

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

Roll call, announcement of proper notice of meeting

Minutes:

Motion to approve the minute of July 19th: Mr. Weitzman Second: Ms. Thomas
Motion passes

Motion to approve minutes of July 23rd: Mr. Fuld Second: Mr. Reidler
Motion passes

Resolution:

File#2012-2 Sheffield Gardens, 28 East Sheffield Avenue
Motion to approve: Mr. Weitzman Second: Mr. Reidler
Passed by a vote of 4 yes (Reidler, Thomas, Byrne, Weitzman)
0 no

New Application:

File#2012-6 Jeffrey Gdanski, 104 Franklin Street
Paul Kaufman, attorney for the applicant addressed the board. The applicant is seeking approval to build an addition to a one family home. Conrad Roncatti, architect for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A1- colorized version of the site plan

A2- colorized version of the front of home

A3-colorized version of the rear of home

Mr. Roncatti testified that the addition is needed to accommodate a growing family. The front of the home will not be changing. He further testified that the back yard is heavily buffered.

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

Jeffrey Gdanski, applicant was sworn in. He testified that due to his growing family they need to expand their home. The meeting was open to the public to question Mr. Gdanski. No one came forward. The public portion of the meeting to question Mr. Gdanki was then closed.

Ken Albert, city engineer and planner was sworn in and gave testimony. He stated that the storm water management report must identify the existing trees on the property. Mr. Albert must approve a drainage plan. A tree protection plan must be approved by Mr. Albert. Mr. Kaufman stated that his client will comply with these requests. 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. Kaufman gave his summary. There was a board discussion.

Motion to approve with the following (but not limited to) conditions:

- Prior to getting a building permit the drainage must be approved by the engineering dept
- A tree protection plan must be submitted and approved by the building dept
- Trees must be identified
- Stormwater management plan must be approved by engineering

The motion was made by Mr. Fuld Second: Mr. Shafer

Passed by a vote of 7 yes (Feintuch, Fuld, Reidler, Shafer, Thomas, Byrne, Weitzman)

0 no

File#2012-5 This World: The Jewish Values Network, 394 E Palisade Avenue

The following board members recused themselves from this case: Mr. Feintuch, Ms. Thomas

Scott Piekarsky, attorney for the applicant addressed the board. He called Soli Foger to testify as the architect for the applicant. Marked as evidence was the following:

A1-one page plan for the carriage house.

The board stressed to Mr. Foger that they need to know the use of the space of the carriage house. The requested revised plans with more detail . They also requested information about the classes taught at the property. The meeting was open to the public to question Mr. Foger. No one came forward. The public portion of the meeting to question Mr. Foger was then closed.

David Spatz, planner for the applicant was sworn in and gave testimony. He testified that the property is in the AAA zone and is about 70,000 square feet. There are two structures, a residential home and a carriage house. 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.

This case is continued until September 20th.

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

This case is continued until September 20th

Respectfully submitted,

Tina Evans