

Minutes

Special Meeting Englewood Board of Adjustment

Monday March 26, 2012

8:00 p.m.

Municipal Court 73 South Van Brunt Street

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

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

Meeting called to order at 8:15 by Vice Chair Mr. Feintuch

Roll call, announcement of proper notice of meeting

Minutes of March 15th

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

Minutes passed

Chairwoman Byrne arrived and now chairs the meeting

Continued Application:

File#2011-13 English Enterprises/English Realty 158 West Englewood Avenue
Board member Theresa Thomas recused herself from this case.

Elliot Urdang, attorney for the applicant addressed the board. He called Joanne English Rollieson to be sworn in and testify as the applicant. The applicant is seeking to reduce a portion of the existing office space and create an additional two bedroom dwelling unit. She is also proposing to create a 30 seat place of worship. Ms. Rollieson testified that since her real estate business has changed less office space is needed. She further testified that the place of worship has been there for several years. They hold one service on Sunday from 11:00 until 2:00 and usually are in the building one or two nights for choir rehearsal.

Marked as evidence were the following:

A1-A,B,C,D (Photos)

A-interior of church

B-outside door separate entrance

C-parking lot area

D-entrance to church (door)

Ms. Rollieson was informed that she will need a CO. for a place of assembly if approved.

When questioned about the apartment Ms. Rollieson testified that she is proposing a bedroom unit with an open kitchen area. The apartment will have two bedrooms. She further testified that her parking lot is never full and space will be available for her employees, worshippers, and apartment dwellers.

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

Planner David Spatz was sworn in and gave testimony for the applicant. He testified that the property is in the RE zone. 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 June 21st.

Resolution:

File#2012-1 Kenneth and Ruth Eckstein, 357 Maple Avenue

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

Passed by a vote of 5 yes Fuld, Reidler, Schwalbe, Byrne, Weitzman)

0 no

Board member Mr. Shafer left the meeting at 10:45 p.m.

Continued Application:

File#2012-12 Bensadigh, 157 Lyman Place

Elliot Urdang, attorney for the applicant gave his closing summary. There was a board discussion.

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

- The applicant will guarantee replacement for any plantings that they plant or have planted for 2 years after installation.
- Pool lighting will face away from 45 Dwight Place
- Any damages to 45 Dwight Place turf or existing landscaping caused by the applicant will be repaired

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

Passed by a vote of 7 yes (Feintuch, Fuld, Reidler, Schwalbe, Thomas, Byrne, Baker)

0 no

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

Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Tina Evans