

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday April 18, 2013

Municipal Court 73 South Van Brunt Street

8:00 pm

Members present: Mr. Feintuch, Mr. Reidler, Ms. Thomas, Chairwoman Byrne, Mrs. Baker, Mr. Weitzman

Members absent: Mr. Fuld, Mr. Schwalbe, Mr. Shafer

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

Meeting called to order at 8:05

Roll call, announcement of proper notice of meeting

Minutes of March

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

Motion passes

Continued Application:

File#2013-4 Englewood Hospital, 350 Engle Street

Brian Chewcaskie, attorney for the applicant addressed the board.

Ken Albert, City Engineer and Planner was sworn in and gave testimony. He stated that the applicant has been working with his office to address all drainage, parking, and sanitary sewage concerns. Mr. Albert suggested that the applicant plant shade trees along Engle Street to fill in the gaps. The applicant will need County planning board approval.

Mr. Albert suggested that there be a scheduled parking plan during construction. The applicant must have pre construction meetings. He asked for this condition to be placed 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.

The meeting was open to the public for comments. No one came forward. The public portion of the meeting was then closed. There was a board discussion.

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

- The applicant will submit a copy of the hospitals current shift policy on a yearly basis to the zoning officer
- Shade trees will be planted along Engle Street
- The applicant will hold pre construction meetings with the city engineer
- An engineering review will be included with the construction plans
- Construction vehicles will not impede traffic flow
- A developers agreement is necessary

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

Passed by a vote of 6 yes (Feintuch, Reidler, Thomas, Byrne, Baker, Weitzman)

0 no

New Application:

File#2013-5 Serpico, 465 Next Day Hill Drive

Michael Prigoff, attorney representing Mr. & Mrs. Packard who are neighbors of the applicant.

Sam Cereste, attorney for the applicant addressed the board. Marked as evidence were the following:

A1-site plan 2 sheets, color version

A2-architectural plans

A3- series of 8 photos

A4-improvements of site dated 12/6/12

Sworn in was Mike Dipple, engineer for the applicant. He testified that the property is an irregular shaped lot with a stream running through it. 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.

Steve Lazarus, architect for the applicant was sworn in and gave testimony. The meeting was open to the public to question Mr. Lazarus. No one came forward. The public portion of the meeting to question Mr. Lazarus was then closed.

Richard A Mehrman, engineer and planner for the applicant was sworn in and gave testimony. The meeting was open to the public to question Mr. Mehrman. No one came forward. The public portion of the meeting to question Mr. Mehrman was then closed.

Mr. Lazarus was recalled to give testimony about A-3 series of 8 photos.

Ken Albert, city engineer and planner was sworn in and gave testimony.

The meeting was open to the public for public comment. No one came forward.

Mr. Cereste gave his summary. There was a board discussion.

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

- The applicant must submit a revised plan showing the removal of the playground
- The planting area must be shown
- The applicant must adhere to the city engineers report

The motion was made by Mr. Feintuch Second: Mrs. Baker

Passed by a vote of 6 yes (Feintuch, Reidler, Thomas, Byrne, Baker, Weitzman)

0 no

The motion was made by Mr. Feintuch. Second: Mrs. Baker

Approved by a vote of 6 yes (Feintuch, Reidler, Thomas, Byrne, Baker, Weitzman)

0 no

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

Meeting adjourned at 10:35 pm

Respectfully submitted:

Tina Evans