

Minutes

Special Meeting

Englewood Board of Adjustment

Monday June 24, 2013

Municipal Court

73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Feintuch, Mr. Fuld, Mr. Reidler, Mr. Schwalbe, Ms. Thomas, Chairwoman Byrne, Mrs. Baker, Mr. Weitzman, Mr. Shafer (8:50)

Also present: Mr. Rutherford, Mrs. Evans

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

Roll call, announcement of proper notice of meeting

Minutes:

Motion to approve the minutes of June : Mr. Schwalbe Second: Ms. Thomas

Motion passes

Resolution:

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

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

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

0 no

Announcements:

File#2013-8 Albashaireh, 190,192 West Englewood Avenue moved to July

File#2013-9 Hudson Investment Properties LLC, 370 Eastwood Court moved to July

New Applications:

File#2013-10 Tiger Track, Exxon Tiger Mart 119 Route 4 West

Jason Tuvel, attorney for the applicant addressed the board. Sworn in was Harry Tuvel, engineer for the applicant. The applicant is seeking to add a 780 square foot addition to the existing property. Marked as evidence was the following:

A1-google earth map showing existing conditions

A2-site plan colorized version

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

Charles Olivo was sworn in and gave testimony as the traffic expert for the applicant. The meeting was open to the public to question Mr. Olivo. No one came forward. The public portion of the meeting to question Mr. Olivo was then closed.

Anthony Garrett was sworn in to give testimony as the architect and planner for the applicant. Marked as evidence were the following:

A3-ground floor plan

A4-elevations of building

A5-colorized rendering of elevations

A6-photo board

A7-google aerial photo of site

A8-photos of site from southerly side of route 4

A9-atlantis management site plan resolution

A10-atlantis management signage resolution

The applicant is proposing 3 signs. One will be 3 square feet and two will be 7.5 square feet. The meeting was open to the public to question Mr. Garret about any architectural issues. No one came forward. The public portion of the meeting to question Mr. Garret was then closed. Mr. Garret then gave testimony as the planner for the applicant. The meeting was open to question Mr. Garret about any planning issues. No one came forward. The public portion of the meeting to question Mr. Garret was then closed.

Charles Olivo was re called. The meeting was opened to the public to question Mr. Olivo. No one came forward. The public portion of the meeting to question Mr. Olivo was then closed.

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

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

- All signage must be presented to city engineer Ken Albert who must review and approve
- If the applicant proposes to remove the filling station they will need to appear before the board again

The motion was made by Mr. Reidler Second: Mr. Schwalbe

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

0 no

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

Meeting adjourned at 10:50 p.m.

Respectfully submitted,

Tina Evans