

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday July 18. 2013

Municipal Court 73 South Van Brunt Street

8:00 p.m.

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

Members absent: Mr. Reidler, Mr. Schwalbe, Mr. Shafer, Mr. Weitzman

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

Meeting called to order at 8:10 p.m.

Roll call, announcement of proper notice of meeting

Announcement:

File#2013-8 Albashaireh, 190-192 West Englewood Ave

Moved to August 15th

Board Business:

The board was given an update on the litigation with the Dwight Englewood School. Both parties are trying to come to a satisfactory conclusion.

New Application:

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

Matt Capizzi, attorney for the applicant addressed the board. Bruce Koppel addressed the board as attorney for an objector.

Mr. Capizzi gave an overview of the application. The applicant is seeking approval for a macadam drop off area that will append from the existing driveway. They are also looking to expand the driveway/curb cut width.

The property holds a one family home and is 75 feet below street level. The driveway has a steep slope.

Mr. Capizzi called Mark Martins to be sworn in and testify as the site engineer for the applicant. Marked as evidence were the following:

A1-photo board consisting of 4 photos

A2-site plan showing proposed drop off area (colorized version)

Mr. Koppel cross-examined Mr. Martins.

The meeting was opened to the public to question Mr. Martins. The following person came forward:

James Ryan 378 Eastwood Court

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

David Spatz, planner for the applicant was sworn in and gave testimony. Mr. Spatz was then cross examined by Mr. Koppel. The meeting was open to the public to question Mr. Spatz. The following person came forward:

James Ryan 378 Eastwood Court

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

Ken Albert, City Engineer and Planner was sworn in and gave testimony.

Mr. Koppel questioned Mr. Albert

Mr. Capizzi questioned Mr. Albert

Mr. Koppel then questioned Mr. Albert again

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. Koppel called Reina Pattner to be sworn in and testify as an objector. The meeting was open to the public to question Ms. Pattner. No one came forward. The public portion of the meeting to question Ms. Patter was then closed.

The meeting was opened for public comment. The following people came forward:

Sivarav Rajan 362 Eastwood Court sworn in as an objector

Carlos Garcia 378 Eastwood Court sworn in as an objector. Marked as evidence were 4 photos taken by Mr. Garcia.

1-showing applicants two car garage

2-showing back of garage and slope

3-driveway from the street

4-showing proposed drop off area

Rhonda Levine 371 Eastwood Court

The public portion of the meeting was then closed.

Mr. Koppel gave his summary.

Mr. Capizzi gave his summary.

There was a board discussion. Motion to approve but not limited to the following conditions:

- No commercial vehicles may be parked in the front parking area overnight
- Landscaping trucks must be off the street
- All existing landscaping will be left in place
- Seepage pits must be installed and approved by city engineer

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

Passed by a vote of 4 yes (Feintuch, Thomas, Baker, Byrne)

1 no (Fuld)

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

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Tina Evans

