

Minutes

Special Meeting

Englewood Board of Adjustment

Monday September 22. 2014

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present; Mr. Reidler, Mr. Schwalbe, Ms. Thomas, Chairwoman Byrne, Mrs. Baker (8:25), Mr. Weitzman

Members absent: Mr. Feintuch, Mr. Fuld

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

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

Roll call, announcement of proper notice of meeting

Announcements:

File#2014-4 Gollender, 40 Brayton Street

Moved to October 27th

Resolution:

File#2014-6 Englewood Board of Education, 155 Davison Place

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

Passed by a vote of 4 yes (Byrne, Reidler, Schwalbe, Thomas)

0 no

Continued Application:

File#2013-14 Rosenzweig, 143 Booth Avenue

Theresa Thomas recused herself from this case

Elliot Urdang, attorney for the applicant addressed the board. He called Richard Eichenlaub to be sworn in and give testimony as the engineer for the applicant. Mr. Eichenlaub testified that the proposed fireplace will be gas burning only and have ceramic logs. He further testified that the wall and fireplace will not have an adverse effect on the neighbor. The meeting was open to the public to question Mr. Eichenlaub. No one came forward. The public portion of the meeting to question Mr. Eichenlaub was then closed.

David Spatz, planner for the applicant was sworn in and gave testimony. Marked as evidence was the following:

A8: site plan shows the fireplace pulled away from the steep slope

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.

Ken Albert, city engineer and planner was sworn in and gave testimony. He asked that the applicant provide a steep slope protection plan. 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. Urdang gave his summary. There was a board discussion.

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

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

0 no

File#2013-15 Englewood Enterprises LLC, 85 and State Highway Route 4

Joseph Marinello, attorney for the applicant addressed the board. Jason Tuvel, attorney for the opposition (Tiger Track) addressed the board. Mr. Marinello called Jeffrey Zielinsky to testify as the engineer for the applicant. Marked as evidence were the following:

A12: revised site plan dated 8/10 14

A13: Landscape plan rendering in color dated 9/22/2014

Mr. Zielinsky testified that the loading and trash area are now re located. The loading area straddles the property. The applicant now meets the parking requirement with 25 parking spaces.

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

Lou Luglio was sworn in and gave testimony as the traffic expert for the applicant. Marked as evidence was:

A14: traffic report dated 7/31/2014

This case is continued until November 13th.

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

Meeting adjourned at 11:00 p.m.

Respectively submitted:

Tina Evans