Minutes

Special Meeting

Englewood Board of Adjustment

February 23, 2015

Municipal Court 73 South Van Brunt Street

8:00 p.m.

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

Members absent: Mr. Feintuch

Also present: Mr. Rutherford, Mrs. Evans, Mr. Volcy, Mr. Slachetka (planner)

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

Roll call, announcement of proper notice of meeting

Minutes:

Motion to approve minutes of February 12th: Mr. Fuld Second: Mr. Weitzman
Motion passes

Announcements:

File#2013-15 Englewood Enterprises LLC, 85 and State Highway Route 4
Moved to March 23rd

File#2014-9 Schecter, 355 Mountain Road
Moved to March 16th

File#2014-10 Paul and Andrea Schneck 149 Cedar Street
Moved to March 23rd (Applicant must re notice)

File#2015-2 245 East Palisade Avenue LLC 245 East Palisade Avenue
Moved to March 12th (Applicant must re notice)

Public:

Elliot Urdang, attorney for the Englewood Field Club, spoke to the board about the application presented and the subsequent denial of the application. Mr. Urdang requested a reopening or a reconsideration of the case. A lengthy discussion ensued. A motion was made to have the Englewood Field Club re file as a new applicant and present their case as a new case. The motion was made by Chairwoman Byrne. Second: Mr. Fuld. Before a vote took place a further discussion ensued. There was then a motion to move on the original motion. That motion was made by Mr. Weitzman. Second: Mr. Fuld. The board then proceeded to adopt a resolution memorializing the action taken on February 12th.
Passed by a vote of 6 yes (Fuld, Schwalbe, Thomas, Byrne, Baker, Weitzman)
1 no (Reidler)

Resolution:

File#201414 Englewood Field Club
Motion to approve resolution: Ms. Thomas Second: Chairwoman Byrne
Passed by a vote of 2 yes (Thomas, Byrne)
0 no

Continued Application:

File#2014-13 Chinman, 253,257 South Dean Street
Elliot Urdang, attorney for the applicant addressed the board. Sworn in was Mr. Chinman, the applicant. Mr. Chinman testified that he is looking to establish a kitchen and bath showroom. He currently has a location on North Dean Street but his building is now blocked by another building. The staff includes one full time person and several salespeople. He estimated that they see between 3 and 4 customers per week at the showroom. A staff meeting is held weekly and there are usually no more than 4 cars parked in the lot. Marked as evidence was the following:
A2-Photos of the proposed site showing the existing auto repair
A3-Drawing showing the façade of the building
Mr. Chinman stated that the employees will use the parking spaces in the back. The handicapped space will be in the front. On street parking is available for customers.
The meeting was open to the public to question Mr. Chinman. No one came forward. The public portion of the meeting to question Mr. Chinman was then closed.

Michael Hubschman, planner for the applicant was sworn in and gave testimony. He gave testimony on A1- site plan and Google map which was previously marked. The board questioned Mr. Hubschman. The meeting was open to the public to question Mr. Hubschman. No one came forward. The public portion of the meeting to question Mr. Hubschman was then closed.

Stanley Slachetka, planner for the board was sworn and gave testimony about the parking. Since the properties are going to remain separate lots he stated that a cross easement agreement will be needed. Franz Volcy engineer for the board was sworn in. He expressed concern about the narrow driveway. The applicant agreed to comply with the engineer report. Mr. Slachetka also expressed concern about the lack of greenery and the parking circulations.
The meeting was open to the public to question Mr. Volcy and Mr. Slachetka. No one came forward. The public portion of the meeting to question Mr. Volcy and Mr. Slachetka was then closed.

This case is continued March 16th

Motion to adjourn: Mr. Schwalbe Second: Ms. Thomas
Meeting adjourned at 11:00

Respectfully submitted,

Tina Evans