

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday March 12, 2015

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 (8:15), Mr. Weitzman

Also present: Mr. Rutherford, Mrs. Evans, Mr. Volcy, Mr. Slachetka

Meeting called to order at 8:05 p.m.

Roll call, announcement of proper notice of meeting

Minutes:

Motion to approve the minutes of February 23rd: Mr. Schwalbe Second: Mr. Weitzman

Motion passes

Continued Application:

File#2014-12 325 Maple Street

Mr. Reidler recused himself from this case.

Richard Bennett, architect for the applicant was sworn in and gave testimony. The property is located in the R-AAA zone. The existing house is a ranch design. With the addition the home will be roughly 4,000 square feet and still a one story house. The applicant is proposing the addition of a master bedroom suite with bathroom and walk in closet. They propose enlarging the kitchen and living room, and having a small office.

Marked as evidence was: A3-Maple Street area plan dated June 2013. Also marked was:

A-4 Proposed first floor plan, existing house plan, elevation of rear of house, roof plan.

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

Bradley Meumann, Landscape Architect for the applicant was sworn in and gave testimony. Marked as evidence was the following:

A5-colored version of planting plan dated 10/29/14

Richard Bennett was recalled and gave testimony about the covered terrace on the rear property. He stated that the covered terrace is on the eastern side of the house. The meeting was open to the public to question Mr. Bennett. No one came forward. The public portion of the meeting to question Mr. Bennett was then closed.

Mr. Meumann continued testimony. He referred to the applicant's planting list. Among the items on the list are 27 Conifers, Holly Bushes and Boxwoods.

Frantz Volcy, city engineer was sworn in and reviewed his engineering report with Mr. Meumann. Mr. Meumann then continued his testimony. The meeting was open to the public to question Mr. Meumann. The following person came forward:

Stan Slachetka planner for the board

Mr. Bennett was then recalled.

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

This case is continued to April 16th.

New Application:

File#2015-1 Corbin Linden, LLC 140 East Linden Ave and Meyer Orbach 148 East Linden Avenue

Mr. Schwalbe recused himself from this application.

Brian Chewcaskie, attorney for the applicant addressed the board. The applicant is seeking permission to create a driveway with access to the adjacent property along with additional landscape improvements. They propose to create the driveway on lot 1. A house is on lot 2.

Massimo Piazza, engineer for the applicant was sworn in and gave testimony. Marked as evidence was the following:

A1-site plan 2 pages

Franz Volcy, city engineer was sworn in. The board questioned Mr. Volcy. The meeting was open to the public to question Mr. Volcy. No one came forward. The public portion of the meeting to question Mr. Volcy was then closed. Mr. Chewcaskie gave his summary. There was a board discussion.

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

- Approval subject to site engineering and zoning requirement S-1 thru S-8 and G 1,2,3
- Easement and resolution must be recorded
- The property is not to be sold to a non related party unless the driveway is removed, if property is sold to a non related party there must be a return to the board or the removal of the driveway

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

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

0 no

File#2015-3 Mendel Balk, 30 Chestnut Court

Brian Chewcaskie, attorney for the applicant addressed the board. The applicant is seeking permission to install a new 6' chain linked fence along the perimeter of the property. The home is located on a private roadway.

Gary Havenstein was sworn in and gave testimony as the surveyor for the property. Marked as evidence was: A1-updated plan of property showing proposed fence location. Dated 11/21/14

The existing fence is currently chain link. The meeting was open to the public to question Mr. Havenstein. No one came forward. The public portion of the meeting to question Mr. Havenstein was then closed.

Gregory Opirhory, contractor for the applicant was sworn in as a fact witness for the applicant. Marked as evidence was: A-2 10 photos on a photo board. Mr. Opirhory stated that he took the photos. He further stated that the existing fence is in poor condition. The new fence will be black to better blend with the landscaping. He pointed out that the property is heavily vegetated. On the Booth Avenue side of the property the landscaping hides the fence. Marked as evidence was:

A3-exhibit piece of proposed fencing –sample is called “Barcelona”

A4- brochure showing fencing, caps and piers

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

This case is continued to April 16th

Continued Application:

File#2015-2 245 East Palisade Avenue LLC 245 East Palisade Avenue

Brian Chewcaskie, attorney for the applicant

Carmine Alampi, attorney for the objectors

Mr. Reidler recused himself from this application

Mr. Chewcaskie gave the board an overview of the application. The public notice was deemed complete. He called Michael Hubschman to be called in and give testimony as the engineer for the applicant.

Marked as evidence were the following:

A1-entire site plan set revised 12/29/14

A2-colored version of page 2

A3-colored version of landscaping plan dated 6/12/14

There is presently a single family home on the property. It will be demolished along with the driveway. The applicant is proposing five townhomes. Each will have three bedrooms.

Marked as evidence was: A4-aerial photo

Mr. Alampi briefly cross examined Mr. Hubschman and will continue the cross examination at the next meeting.

This case is continued to April 20th

Motion to adjourn: Mr. Fuld Second: Mr. Weitzman
Meeting adjourned at 11:00 p.m.

Respectfully submitted:

Tina Evans