

Minutes

Special Meeting

Monday April 27, 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, Mr. Weitzman

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

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

Roll call, announcement of proper notice of meeting

Motion to enter into closed session to discuss personnel issues (8:10): Mr. Feintuch Second: Mr. Schwalbe

Motion passes

Motion to enter into regular session (8:25): Mr. Schwalbe Second: Ms. Thomas

Motion passes

Continued Application:

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

Joseph Marienello attorney for the applicant

Jason Tuvel, attorney for the opposition (Tiger Track)

Mr. Marienello addressed the board and gave his summation. Mr. Tuvel highlighted key points of his summation. The public portion of the meeting was then closed and a board discussion ensued.

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

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

1 no (Schwalbe)

The application was denied

Continued Application:

File#2015-8 Neung Gha Zen Center 180 Tenafly Road
Theresa Thomas recused herself from this application.

Elliot Urdang, attorney for the applicant addressed the board. He gave the board an overview of the case. He called Haejin Sunim to be sworn in and give testimony. Mr. Sunim is a Buddhist Monk who gave testimony. There is currently one Monk living on the property. He testified that they will not have day care, Sunday school or children's programs. The Sunday service will be from 10:30 until 1:00 including worship and lunch. Presently, services are done in the house. Approximately 20-25 people attend. The homes cannot hold everyone for services and lunch. If the board grants approval they will hold services in the new building for no more than 35 people. An additional Monk will move into the house. In the future there might be a third Monk residing in the home.

The home currently has four bedrooms. They are used for the following:

1 bedroom for the Monk

1 bedroom for counseling-usually 2-3 people weekly are seen for counseling

2 used for services

There are two daily services. The first is between 5:30 and 6:00 am attended by roughly five to six people. The second is at 6:30 pm and is usually attended by the Monks. There is a celebratory mass on May 3rd for Buddha which is usually attended by 40 people. They do not rent the property out for weddings, funerals, or parties. Children do not attend the services. The existing home will remain a home. The sanctuary will be in the proposed new building. The basement is planned for lunch with a functional kitchen that will be used for minor cooking.

The meeting was open to the public to question Mr. Sunim. The following people came forward:

Joan Hoey 136 John Street

Rowena Walker 119 John Street

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

Raymond Hartwick, Architect for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A1-5 page plan set

A2-colored version of proposed building

A3-Photo of existing home on property

Mr. Hartwick stated that the sanctuary will not have seating. Only cushions. He further stated that between 25-30 people will fit comfortably. The lower level will have access from two areas, including an elevator.

The meeting was open to the public to question Mr. Hartwick. The following person came forward:

Joan Hoey 136 John Street

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

Michael Hubschman, attorney for the applicant was sworn in and gave testimony as the engineer for the applicant. Marked as evidence were the following:

A4-7 sheet site plan

A5-colored version sheet #2 of 7

A6-sheet 7 of 7 colorized

A7-sheet 6 colorized

They are proposing 4 seepage pits in the parking lot

A8-sheet 4 of 7 colorized lighting and landscaping plan

A9-aerial photos of area

The meeting was open to the public. The following person came forward:

Franz Volcy City Engineer asked about seepage pits.

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

This case is continued to May 18th

Motion to adjourn: Mr. Schwalbe Second: Mr. Fuld

Meeting adjourned at 11:10 p.m.

Respectfully submitted,

Tina Evans

