

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday May 14, 2015

Municipal Court 73 South Van Brunt Street

8:00 p.m.

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

Members absent: Mr. Feintuch, Ms. Thomas

Also present: David Bole, Esq, Mrs. Evans

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

Roll call, announcement of proper notice of meeting

Announcements:

File#2015-3 Mendel Balk 30 Chestnut Court

This case is withdrawn without prejudice

File#2015-2 245 East Palisade Avenue LLC moved to July 16th

Continued Application:

File#2015-4 Pennywise, 17 Grant Street

Jacqueline D'Arminio, attorney for the applicant addressed the board and gave them an overview of the case. She explained to the board that her client had a written agreement with a neighboring business called Lasting Impressions to use six of their parking spaces. The board asked for additional information about Lasting Impressions. They would like to know what the approved use is of that building and their parking requirements. They also wanted more information about why Pennywise needs six additional spaces.

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

A4-site plan dated 10/1/14

The applicant is not proposing any lighting for this property. He noted that the building already has a garage door in place. Mr. Hubschman stated that 2 vans will be parked in the front yard area. Per the city engineers report they will be deleting parking stall #6 on the plan and adding grass. 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.

Scott Weinstein, President of the Company was sworn in gave testimony. He testified that the building can hold nine cars comfortably. He anticipates two outside the garage door. Plans are to have three cars parked across the street at lasting impressions. There will be a total of three employees at the facility. Mr. Weinstein further stated that they average four to five vehicles per day in the shop. They repair brakes, change the oil, replace lights and tire rims. Two cars are parked over night outside, usually two to three nights per week. The meeting was open to the public to question Mr. Weinstein. No one came forward. The public portion of the meeting to question Mr. Weinstein was then closed.

The board asked to see a floor plan of the interior space. They also requested additional information about Lasting Impression and would like the owner to attend a meeting to answer any questions that the board might have.

This case is continued to June 22nd

New Application:

File#2015-6 Englewood Housing Associates 50 William Street and 56-78 William Street
Richard Skolnick, attorney for the applicant addressed the board and gave them an overview of the application. All notices were deemed complete. The applicant is seeking site plan approval with variances for the construction of a four (4) story 28 unit multiple residence apartment. The breakdown of the units is:

17 one bedroom units 650 square feet in size
11 two bedroom units 850 square feet in size

Robert Zampolin was sworn in and gave testimony as the architect for the applicant. Marked as evidence were the following:

A1-drawing from Burgess Associates Aerial photo
A2-Colorized #D rendering façade of building showing what faces William Street and Englewood Avenue
A3-Drawing A1- floor plan first floor entrance lobby, mailboxes, elevator
A4-Typical floor plan floors 2-4 drawing A2
A5-Flat colorized version, exterior façade drawing A3
A7-South elevation
A8-Drawing A6 rear elevation back door with platform, entrance to inside from garage door

The building height proposed is 48 feet. Each unit will have a stackable washer and dryer. All mechanicals will be in the lobby area. No basement is planned for the building.

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

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

A6-Sheet 2 of site plan, general site layout and zoning analysis colorized

A9-Landscaping and lighting plan dated 3/2/15

The applicant will be removing four trees. They will be planting a three foot buffer for the front parking area. Trees will be planted between the parking lot and existing sidewalk. Proposed trees include Maples, White Oaks, Sycamores and Dogwoods. Boxwoods will also be planted and the landscaped area will be sprinkled. The lighting they propose is 12 foot LED pole lights. There will be one site for trash.

The meeting was open to the public to question Mr. Hubschman. The following person came forward: Christine Bell Planner for the board (T&M Associates)

Ms. Bell asked about elevation in the flood zone and grade in the flood zone

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

This case is continued to June 22nd

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

Meeting adjourned at 10:55 p.m.

Respectfully submitted: Tina Evans