

Minutes

Englewood Board of Adjustment

Monday December 14, 2015

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Fuld, Mr. Reidler, Mr. Schwalbe, Ms. Thomas, Chairwoman Byrne, Mr. Wilson

Members absent: Mr. Feintuch, Mr. Meisner, Mrs. Baker-Jackson

Also present: Mrs. Evans, Mr. Rutherford

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

Roll call. Announcement of proper notice of meeting

Minutes:

Motion to approve the minutes of November 23rd: Mr. Reidler Second: Ms. Thomas

Motion passes

Motion to approve the minutes of December 10th: Mr. Schwalbe Second: Mr. Wilson

Motion passes

Announcements:

File#2015-6 Englewood Housing Associates, 50 William Street and 56-58 William Street Block 2310
Lots 2.01 and 2.02

Applicant is proposing the construction of a five unit townhome project

This application was withdrawn

Resolutions:

File#2015-17 Tejada 243 Shepard Avenue

Motion to approve: Mr. Fuld Second: Mr. Wilson

Passed by a vote of 5 yes (Fuld, Reidler, Schwalbe, Thomas, Byrne, Wilson)

0 no

File#2015-18 Gottlieb 294 North Woodland Street
Motion to approve: Mr. Schwalbe Second: Mr. Reidler
Passed by a vote of 6 (Fuld, Reidler, Schwalbe, Thomas, Byrne, Wilson)
0 no

File#2015-12 Anna and David Serur, 202 Sherwood Place
Motion to approve: Mr. Reidler Second: Mr. Wilson
Passed by a vote of 4 yes (Byrne, Reidler, Thomas, Wilson)
0 no

File#2015-8 Neung-Gha Zen Center, 180 Tenafly Road
Motion to approve: Mr. Fuld Second: Mr. Schwalbe
Passed by a vote of 4 yes (Fuld, Reidler, Schwalbe, Thomas)
0 no

Continued Application:

File#2015-5 Ilana Goldberg, 333 East Linden Avenue
John Messina, attorney for the objector asked for an interpretation of the ordinance that defines “what constitutes a play area”. The meeting was open to the public for comment. No one came forward. The public comment meeting of this portion of the application was then closed.
Motion to deny the interpretation: Mr. Schwalbe Second: Mr. Reidler
Passed by a vote of 5 yes (Fuld, Reidler, Schwalbe, Byrne, Wilson)
1 no (Thomas)

Brian Chewcaskie, attorney for the applicant addressed the board. The applicant is seeking a coverage variance. He called Gerard Hazel to be sworn in and give testimony as the planner for the applicant. Marked as evidence was the following:

A6-Lot size analysis of Block 3204

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

Massimo Piazza, engineer for the applicant was recalled. The meeting was open to the public to question Mr. Piazza. No one came forward. The public portion of the meeting to question Mr. Piazza was then closed.

This case is continued to January 21, 2016

File#2015-2 245 East Palisade Avenue LLC
Mr. Reidler recused himself from this case.

Brian Chewcaskie, attorney for the applicant was present.
Carmine Alampi, attorney for the objectors was present.

Richard Bennett, architect for the applicant was sworn in and was cross examined by Mr. Alampi. 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.

Gerald Hazel, planner for the applicant was sworn in. Marked as evidence was:

A-13 ten photos of surrounding properties on two sheets

A-14 Resolution of the Planning Board dated 3/19/15

Mr. Hazel referred to the City of Englewood Master Plan (page 72). The board requested that copies of the plan be given to them.

This case is continued to January 25th

Board Business:

Motion to approve the meeting dates for January 2016 (21st, 25th): Mr. Schwalbe Second: Mr. Wilson
Motion passes

Chairwoman Byrne thanked all of the board members for their hard work and dedication to the board.

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

Meeting adjourned at 10:50 p.m.

Respectfully submitted,

Tina Evans