

Minutes

Special Meeting

Englewood Board of Adjustment

Monday December 15, 2014

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Feintuch, Mr. Reidler, Ms. Thomas, Chairwoman Byrne, Mr. Weitzman

Members absent: Mr. Fuld, Mrs. Baker

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

Meeting called to order at 8:15 p.m.

Roll call, announcement of proper notice of meeting

Announcements:

File#2014-10 Paul and Andrea Schneck, 149 Cedar Street  
Moved to January 26, 2015

File#2014-9 Schecter, 355 Mountain Road  
Moved to January 15, 2015

Resolutions:

File#2014-4 Alen and Talia Gollender, 40 Brayton Street  
Motion to approve: Mr. Schwalbe Second: Ms.Thomas  
Passed by a vote of 3 yes (Schwalbe, Thomas, Byrne)  
0 no

File#2014-11 The Elisabeth Morrow School, 345 Lydecker Street  
Motion to approve: Mr. Schwalbe Second: Ms.Thomas  
Passed by a vote of 5 yes (Feintuch, Reidler, Schwalbe, Thomas, Byrne)  
0 no

2015 Calendar of Meeting Dates:

Motion to approve the 2015 meeting dates: Mr. Feintuch Second: Mr. Schwalbe  
Passed by unanimous vote

Continued Applications:

File#2014-8 The Actor's Fund Home, 155-175 West Hudson Avenue

Board discussion.

The board discussed conditions that will be imposed upon the applicant. In addition to these conditions board attorney Mr. Rutherford will determine any other relevant conditions. City engineer Ken Albert will also work with the applicant and Mr. Rutherford.

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

- Truck deliveries will be scheduled
- Landscaping will be approved by city engineer
- Landscaping will be maintained by the applicant
- Employees will be prohibited from parking on Pleasant Avenue.

The motion was made by Mr. Reidler Second: Mr. Schwalbe

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

0 no

File#2013-15 Englewood Enterprises LLC, 85 and State Highway Route 4 Block 2516 Lots 11,12

Joseph Marienello, attorney for the applicant.

Jason Tuvel, representing Tiger Track Inc, objector

Mr. Tuvel called Charles D'Olivo to testify as the traffic engineer for the opposition. Marked as evidence was:

O1-traffic assessment letter report dated 10/30/14

O2-Aerial Photo prepared 11/13/14

O3-Trip generation and driveway capacity analysis (85 Rt 4 West)

O4-Trip generation analysis (distributed to board at meeting)

O5-Bertin Engineering site plan dated 10/29/13

O6-figure #2 of report showing fuel truck

Mr. Mariniello cross examined Mr. D'Oilvo. Mr. Tuvel redirected. The meeting was open to the public to question Mr. D'Olivo. No one came forward. The public portion of the meeting to question Mr. D'Olivo was then closed.

Louis Luglio, traffic engineer for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A17-Louis Luglio report dated 12/1/14

A18-Large scale poster size of figure 2 of report

Mr. Tuvel cross examined Mr. Luglio.

This case is continued until December 22, 2014

Motion to adjourn: Mr. Feintuch Second: Ms. Thomas  
Meeting adjourned at 11:00 p.m.

Respectfully submitted:

Tina Evans