

Minutes

Special Meeting

Englewood Board of Adjustment

Special Meeting

Monday March 28, 2016

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Feintuch, Mr. Fuld, Mr. Reidler, Ms. Thomas, Chairwoman Byrne, Mrs. Baker-Jackson, Mr. Wilson

Members excused: Mr. Schwalbe, Mr. Meisner

Also present: Mr. Rutherford, Mrs. Evans

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

Roll call, announcement of proper notice of meeting,

Announcements:

File#2015-2 245 East Palisade Avenue LLC, 245 East Palisade Avenue  
This application was withdrawn without prejudice

File#2015-13 Congregation Shomrei Emunah, 89 Huguenot Avenue  
This application was moved to April 21<sup>st</sup> (9:00 start)

Board Business:

Motion to enter into closed session: Mr. Feintuch Second: Mr. Fuld

At 8:15 p.m. the board entered into closed session to discuss personnel issues. Motion to reenter regularly scheduled meeting: Mr. Feintuch Second: Mr. Fuld. At 8:25 p.m. the board entered into the regular session of the meeting.

Continued Applications:

File#2015-18 Gottlieb, 294 North Woodland Street

The applicant was seeking a modification of a previously approved application (December 2015). The modification that they sought was for pool lighting.

Jaclyn D'Arminio, attorney for the applicant addressed the board. The applicant wished to modify the formerly approved application to add interior pool lighting and minimal lighting along the stairs.

Michael Gottlieb (applicant) was sworn in. He stated that the family would like to use the pool and need the lighting for safety. The meeting was open to the public to question Mr. Gottlieb. No one came forward. The public portion of the meeting to question Mr. Gottlieb was then closed.

Frantz Volcy, City Engineer was sworn in. He stated that the proposed pool lights are standard and felt that they would not interfere with the neighbors. He suggested that the building department oversee the lighting. 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.

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

Kevin Lake 320 North Woodland street

The comment portion of the meeting was then closed. Ms. D'Arminio gave her closing statement. The board then discussed the application.

Motion to approve with the understanding that the applicant will need guidance on wattage, permits, and approval from the Englewood Building Department before work commences. The applicant will not be limited to any time limitations while using the pool.

Motion to approve: Mr. Fuld Second: Mrs. Baker-Jackson

Passed by a vote of 5 yes (Fuld, Reidler, Thomas, Baker-Jackson, Wilson)

1 no (Byrne)

File#2016-2 Our Adult Day Care LLC, 475 Grand Avenue

Elliot Urdang, attorney for the applicant addressed the board. He called Michael Dipple to be sworn in and give testimony as the civil engineer for the applicant. Marked as evidence was:

A4-Revised site plan

If the applicant reaches a capacity of 165 guests at the center they will need a total of 12 vehicles at the center every day. They will have a total of 19 spaces reserved for their employees. The drivers of the vans will drive to the center, leave their cars there and used the vans during the day. Mr. Dipple stated that many of the employees will not be driving to the center. They will be using mass transportation. No guests of the center will drive themselves. All will be transported via the van service. Mr. Dipple further testified about the circulation of the vans and the drop off area for the guests.

This case is continued to April 25<sup>th</sup>

New Application:

File#2016-1 Goldman, 351 Van Nostrand Avenue

The applicant was seeking an addition to a single family structure

Mr. Feintuch and Mr. Reidler recused themselves from this application.

Scott Lippert, attorney for the applicant addressed the board. The applicant was seeking a single variance for lot coverage for an addition to the rear of the home.

Chris Blake, architect for the applicant was sworn in. Marked as evidence was the following:

A1-site plan

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

Mr. Goldman, applicant was sworn in. He testified that his in-laws will be staying with him and in order to give them some privacy the family wanted to add a small addition on the house. The meeting was open to the public to question Mr. Goldman. No one came forward. The public portion of the meeting to question Mr. Goldman was then closed.

Mr. Lippert gave his summary. There was a board discussion.

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

Passed by a vote of 5 yes (Fuld, Thomas, Byrne, Baker-Jackson, Wilson)

0 no

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

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Tina Evans

