

Minutes

Special Meeting

Englewood Board of Adjustment

Monday August 22, 2016

Municipal Court 73 South Van Brunt Street

8:00 p.m.

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

Members excused: Mr. Feintuch

Also present: Mr. Rutherford, Mrs. Evans

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

Roll call, announcement of proper notice of meeting

Minutes:

Motion to approve the minutes of August 3<sup>rd</sup>:

Mr. Wilson Second: Mr. Reidler

Motion passes

Motion to approve the minutes of August 18<sup>th</sup>:

Mr. Schwalbe Second: Mr. Wilson

Motion passes

Announcement:

File#2016-7 Englewood Oak Realty, 285 Engle Street LLC, 285 Engle Street

This application is withdrawn

Resolutions:

File#2015-4

Shomrei Emunah

89 Huguenot Avenue

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

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

0 no

File#2016-4

Michael Rehault

150 Glenwood Road

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

Passed by a vote of 3 yes (Reidler, Thomas, Wilson)

0 no

File#2016-6

Krishna/Sharma

330 Thornton Road

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

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

0 no

File#2016-8

Lauer/Borgen

120 Maple Court

Motion to approve: Mrs. Baker-Jackson Second:

Ms. Thomas

Passed by a vote of 4 yes (Byrne, Thomas, Baker-Jackson, Wilson)

0 no

New Application:

File#2016-9 18 James Street LLC, Glenmore Management, Block 614 Lot 7.01  
Ursula Leo, from the Law Firm of Laddy, Clark and Ryan represented the applicant.

The applicant appeared before the board seeking site plan approval for the construction of a 9.100 sf parking lot. They are proposing 31 spaces. The land is currently vacant.

Charles Thomas Jr. was sworn in and gave testimony as the Engineer for the applicant. Marked as evidence were the following:

A1-Aerial showing existing conditions

A2-Rendering of James Street showing proposed landscaping

A3-James Street large rendering

The proposed parking stalls will be 9x19 in size. There will be underground storage for drainage. The applicant proposed 1 double head light. Globe lights (LED) will be installed around the perimeter. The parking spaces will be for commercial tenants only. Residents will not be allowed to utilize them. The meeting was open to the public to question Mr. Thomas. The following people came forward:

Frantz Volcy city engineer

Leonara Acosta 81 Charles Street

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

Stephen Browne, Property Manager for Glenmore Management was sworn in and gave testimony. He stated that the parent company of the property is Group USA. He testified that the retail stores at 55-63 West Palisade Avenue cannot be rented because there is no parking available for the proposed tenants. The meeting was open to the public to question Mr. Browne.

The following people came forward:

Frantz Volcy city engineer

Leonora Acosta 81 Charles Street

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

This case is continued to October 27<sup>th</sup>

Board Business:

The board discussed the annual report to be presented to the Mayor and Council. A motion was made by Mr. Fuld to enter into closed session to discuss personnel matters. There was a second

by Ms. Thomas. At 10:10 the board entered into closed session. At 10:30 a motion was made by Mr. Fuld to enter back into regular session. A second was made by Ms. Thomas.

Motion to adjourn: Mr. Schwalbe Second: Mr. Reidler  
Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Tina Evans