

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday March 17, 2016

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Feintuch, Mr. Fuld, Mr. Reidler, Mr. Schwalbe (8:25), Ms. Thomas, Mr. Meisner, Chairwoman Byrne, Mrs. Baker-Jackson, Mr. Wilson

Also present: Mr. Rutherford, Mrs. Evans

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

Roll call, announcement of proper notice of meeting

Announcement:

The April 21st meeting will start at the regular time of 8:00 p.m. Board business will be conducted between 8:00 and 9:00 and the cases will be heard at 9:00.

New Application:

File#2015-18 Gottlieb, 294 North Woodland Street

The applicant was seeking modification or excision to condition number 5 (which addressed lighting) on a previously approved application.

Jacqueline D'Arminio, attorney for the applicant addressed the board. She called David Hansen to be sworn in and give testimony. Mr. Hansen described the lighting plan. They would like to install 2 interior LED lights in the pool. They would also like to add lighting under the treads of the stairs. Mr. Hansen further stated that the pool will have a soft glow from the lights. The meeting was open to the public to question Mr. Hansen. The following person came forward:

Kevin Lake 320 North Woodland Street – objector

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

Mr. Hansen was then recalled and gave additional testimony about lighting. The meeting was open to the public to question Mr. Hansen. The following person came forward:

Kevin Lake 320 North Woodland Street – objector

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

This application is continued to March 28th. They will be placed first on the agenda.

New Application:

File#2016-3 Schwartz, 221,229 Engle Street Block 1103 Lots 15,16

Mr. Schwalbe, Mr. Fuld and Chairwoman Byrne recused themselves from this application. Vice Chairman Feintuch chaired the meeting.

Elliot Urdang, attorney for the applicant addressed the board. The applicant was seeking approval for a new medical office. The applicant currently owns 229 Engle Street and operates a medical facility out of that property. They would like to use 221 Engle Street to enlarge the existing facility and increase parking. The property known as 199 Engle Street received approval from the Planning Board to be used as a medical office. They will be storing equipment there and have one technician at this site. The seven parking spaces will be used by employees.

Victoria Schwartz, applicant was sworn in. She stated that 229 Engle Street has nine parking spaces and those spaces are for the patients. The Doctors currently park at Englewood Hospital. The meeting was open to the public to question Mrs. Schwartz. No one came forward. The public portion of the meeting to question Mrs. Schwartz was then closed.

Justin Taylor from Dynamic Traffic was sworn in and gave testimony as the traffic engineer for the applicant. Marked as evidence was the following:

A1-traffic report dated 3/7/16

The meeting was open to the public to question Mr. Taylor. The following people came forward:

Joan Oliner 205 Engle Street

Harvey Chertoff 205 Engle Street

Stan Schhletka board planner

Mrs. Schwartz was recalled.

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

Ray Hartwick, Architect for the applicant was sworn in. Marked as evidence was the following:

A-3 architectural plans

Mr. Hartwick stated that the applicant will match the current exterior designs and further stated that the addition will be seamless. The meeting was open to the public. The following person came forward:

Joan Oliner 205 Engle Street

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

Massimo Piazza, engineer for the applicant was sworn in. Marked as evidence was the following:

A2-existing conditions plan

The meeting was open to the public to question Mr. Piazza. The following people came forward:

Harvey Chertoff 205 Engle Street

Joan Oliner 205 Engle Street

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

This case is continued to April 25th, 2016

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

Meeting adjourned at 11:10 p.m.

Mrs. Baker-Jackson left the meeting at 9:40 p.m.

Respectfully submitted,

Tina Evans