

Minutes

Englewood Planning Board

Thursday February 6, 2014

8:00 p.m.

Municipal Court 73 South Van Brunt Street

Members present: Mayor Huttie, Mr. Dacey, Mr. Forman (8:20), Chairman Anhalt, Mr. Maron (8:10), Ms. Fay, Mr. Demetrakis

Members absent: Mr. Caviness, Mr. Baer, Mrs. Mann, Mr. Brown

Also present: Mr. Volczy (engineer), Mrs. Evans, Mr. Kates

Meeting called to order at 8:00 p.m.

Roll call, announcement of proper notice of meeting, salute to the flag

Request for waiver of requirement for Developer's Agreement:

Smoke Inc

36 Engle Street

Nylema Nabbie, Esq. addressed the board. Her client is seeking a request for waiver of requirement for a Developer's Agreement. Attorney Kates explained that the Developer's Agreements are the exception, not the rule. The board discussed the request.

Motion to grant the waiver to Smoke Inc: Mr. Demetrakis Second: Mayor Huttie

Passed by a vote of 5 yes (Huttie, Dacey, Forman, Fay, Demetrakis,)

0 no

1 abstained (Maron)

Continued Application:

File#2014-2

Dr. Altman 493 Engle Street

William Carmel, attorney for the applicant addressed the board. Marked as evidence was A-12 Fast sign diagram presented to the board at the meeting. Mr. Carmel stated that the proposed signage has again been revised from its original concept. The phone number has been removed. The applicant is now proposing a PVC vinyl sign with a white background and black letters that will be etched and painted black. The sign will be 18" off the ground. The applicant agrees to allowable lettering size. The meeting was open to the public. No one came forward. The public portion of the meeting was then closed.

The board discussed the case and decided that the application should be tabled and the applicant should meet with Mrs. Mann the board sign liaison to discuss the latest proposal.

Motion to table to application: Mayor Huttle Second: Mr. Demetrakis
Passed by a vote of 7 yes (Huttle, Dacey, Forman, Anhalt, Maron, Fay, Demetrakis)
0 no

The case will be heard again on February 20th

New Business:

File#2014-3

Victoria Schwartz

199 Engle Street

Elliot Urdang, attorney for the applicant addressed the board. He called Massimo Piazza to testify as the engineer for the applicant. Mr. Piazza was sworn in. he testified that the property is on the east side of Engle Street and is the last residence on the block. The applicant is proposing to convert the existing home from residential to medical/office use. They currently have seven parking spaces but the ordinance calls for eight. Three spaces will be angled parking. A handicap ramp will be installed.

Mr. Piazza discussed drainage. The applicant will install three seepage pits and intermediate drainage. They will add block curbing and landscape the property. Along the rear of the property they will add Arborvitaes and also add Boxwood shrubs. If preferred, the applicant would install a six foot fence instead of the Arborvitaes.

Mr. Piazza stated that the applicant will be using the second floor of the home for storage use. The applicant plans on removing three trees on the property. One tree sits on the property and two straddle the property. Low level lights are proposed on the building.

The meeting was open to the public to question Mr. Piazza. The following people came forward:
David Popkin 305 Tenafly Road asked about the traffic flow coming out of the parking lot onto Engle Street
Harvey Chertoff 205 Engle Street expressed concern about tree removal and believes that one of the trees slated for removal is partially on his property
Joan Oliner 205 Engle Street expressed concern about water runoff
Harvey Chertoff 205 Engle Street questioned the depth of the driveway
The public portion of the meeting to question Mr. Piazza was then closed.

Raymond Hartwick, architect for the applicant was sworn in and gave testimony. He stated that the applicant will use the proposed property for medical office and storage. The basement will be to store files. The first floor will have a small waiting area. The façade portion of the porch will be enclosed and will keep with the same Victorian design. Second floor access will be by the waiting area. The meeting was open to the public to question Mr. Hartwick. No one came forward. The public portion of the meeting to question Mr. Hartwick was then closed.

Frantz Volczy, assistant city engineer was sworn in and gave testimony. He expressed concern about the buffer area and explained that trees fall under majority rule on properties. Mr. Demetrakis would like

further clarification on the ownership of the trees. Mr. Volczy suggested that the applicant add additional landscaping in the front yard.

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

Wayne Scott, Zoning Officer was sworn in and gave testimony regarding Ordinance #250-90. He stated that the interpretation of this ordinance needs further research. The meeting was open to the public to question Mr. Scott. No one came forward. The public portion of the meeting to question Mr. Scott was then closed.

Nicholas Verderese, Traffic Engineer was sworn in and gave testimony. He stated that the applicant will have deliveries (UPS, etc) park in front of the property instead of in the parking area. They are required to have one space per 200 feet. The applicant is proposing seven spaces but they are required to have eight. Three of the spaces will be angled parking. The meeting was open to the public to question Mr. Verderese, the following people came forward:

Harvey Chertoff 205 Engle Street would like to know the number of cars entering and exiting the property in one hour

Dave Popkin 305 Tenaflly Road asked if there would be a handicapped parking space
The public portion of the meeting to question Mr. Verderese was then closed.

Chairman Anhalt continued this application to February 20th. The applicant will submit revised plans before said meeting. Clarification was requested on the trees, handicapped space, attic storage area and the uses of the other homes on the street.

Resolution:

File#2014-1 The UPS Store, 5-7 Tenaflly Road

Motion to approve: Mr. Dacey Second: Mr. Demetrakis

Passed by a vote of 5 yes (Huttle, Dacey, Forman, Fay, Demetrakis)

0 no

Motion to adjourn: Mr. Dacey Second: Ms. Fay

Meeting adjourned at 10:30

Respectfully submitted,

Tina Evans

