

Minutes

Englewood Planning Board

Thursday April 3, 2014

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Chairman Anhalt, Mr. Baer, Mayor Huttler, Ms. Fay, Mr. Caviness, Mr. Baron, Mr. Forman

Members absent: Mr. Dacey, Mr. Brown, Mr. Demetrakis, Mrs. Mann

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

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

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

Minutes:

Motion to approve minutes of March 6th: Mr. Caviness Second: Mr. Maron
Passed by a vote of 7 yes (Anhalt, Baer, Huttler, Fay, Caviness, Maron, Forman)
0 no

Resolution:

File#2014-4 GLF Realty Co, 13, 15, 19, 25,27,29,35, 41, 47 James Street
Motion to approve: Mr. Baer Second: Mr. Caviness
4 yes (Baer, Caviness, Maron, Anhalt)
0 no

Continued Application:

File#2014-3 Victoria Schwartz, 199 Engle Street
Elliot Urdang, attorney for the applicant addressed the board. He called Raymond Hartwick to continue testimony as the architect for the applicant. He testified that the basement was re inspected and that its height prohibits it from being nothing more than a glorified crawlspace. It cannot be used for storage. It can however be used as mechanical space. 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.

Massimo Piazza, engineer for the applicant was called to continue testimony. Marked as evidence was

A1- revised site plan dated 2/12/14. Mr. Piazza noted that a handicapped parking space was added. The parking analysis was revised to show that seven parking spaces can be on this property. Mr. Piazza noted that the property is the last remaining home on the block that is residential.

Mr. Piazza testified there is a 60 foot tree in front of the dwelling and that the tree has been pruned many times. He noted that the applicant is allowed to remove two trees on the property. They plan to replace them with either Leyland Cypress or Maple.

Marked as evidence was A2- A-G (Photos)

These photos were taken by Mr. Urdang on 4/2/14. Mr. Piazza identified them and they were passed to the board members.

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

Dr. Chertoff 205 Engle Street asked for clarification on tree removal

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

Evan Hochberg 218 King Street He explained to the board that he and his wife are new homeowners and that his rear yard abuts the applicants. His concern is about two trees in the rear of his yard and whether or not they will be affected by the construction. He also expressed concerns about privacy.

Ken Albert, city engineer and planner was sworn in and gave testimony. He stated that the three trees along the property line would need to be removed. However a portion of the trees are along the neighbor's property line. He further stated that the front yard tree canopy extends to the property line. Grading will affect this tree. Mr. Albert presented an aerial photo of the neighborhood. This was marked (BD1). Mr. Urdang questioned Mr. Albert.

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

The meeting was opened for public comments.

Mr. Piazza was then recalled and discussed the 2.5 planting strip along the property line.

Dr. Chertoff 205 King Street was sworn in and asked about the trees on his property.

Peter C Beucher 48 Tenafly Road, Tenafly Road was sworn in and gave testimony He presented a tree report which was Marked O-1.

Evan Hochberg questioned the arborist about the proposed construction and how it would impact his property.

Mr. Urdang questioned the arborist and referred to the photos he took (A-2).

Robert Silber addressed. He is the attorney representing the owner of the property (199 Engle Street). He spoke to the board about the difficulty he was having selling the property. The home has been on the market for about one year. It is the last residential home on the block.

Phillip Soo was sworn in. He is the realtor for the property owner. He also reiterated that the home has been on the market for over one year and that there has been little movement.

Joan Oliner 205 Engle Street was sworn in. She expressed concern about traffic circulation and drainage.

Mr. Urdang gave his summary. He explained to the board that the homeowner cannot sell the property as residential. It is the last home on the block that is still a residential home.

There was a board discussion. Mr. Maron expressed concern about King Street and the residential homes there. He felt that the trees should be preserved. Mayor Huttler also expressed the same sentiment.

Board member Caviness feels that the applicant and the neighbors should be cooperating more and that he supports the proposed application.

The board voted to table the application for two weeks. In that time, the applicant and the neighbors are expected to speak to each other and attempt a compromise.

Motion to table the application and reconvene on April 17th: Mr. Baer Second: Mr. Maron
Passed by a vote of 7 yes (Anhalt, Baer, Huttler, Fay, Caviness, Maron, Forman)

0 no

The meeting was opened to the public to discuss any other matters. Seeing none the meeting was adjourned by Chairman Anhalt.

Respectfully submitted,

Tina Evans

