



**Minutes**

**Englewood Planning Board**

**Thursday February 5, 2015**

**Municipal Court 73 South Van Brunt Street**

**8:00 p.m.**

Members present: Ms. Fay, Councilman Forman, Mr. Anhalt, Mr. David, Mr. Baer, Mr. Maron, Mr. Demetrakis, Mrs. Mann, Mr. Brown

Members absent: Mayor Huttle, Mr. Dacey

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

Meeting called to order at 8:05 p.m.

**Minutes:**

Motion to approve the minutes of January 8<sup>th</sup>: Mr. Baer Second: Ms. Fay

Passed by a vote of 8 yes (Fay, Forman, David, Baer, Maron, Demetrakis, Mann, Brown)

0 no

**Resolution:**

File#2014-19 Really Hot Yoga (RHY) 39 Park Place AKA 88 Engle Street

Motion to approve: Mr. Baer Second; Councilman Forman

Passed by a vote of 7 yes (Fay, Forman, David, Baer, Maron, Demetrakis, Mann)

0 no

Old Business/Continued Hearings:

File#2015-18 West Family Ventures

95-97 North Dean Street

Attorney Kates recused himself from this case, left the dais and moved to the public seating area.

Attorney Jeff Zenn represented the board.

Jaclyn D'Arminio, attorney for the applicant addressed the board. She called a member of the West Family (Myles West) to be sworn in and give testimony. Mr. West testified that there are two separate properties, 95 and 97. The Krum family owns the neighboring property. The meeting was open to the public to question Mr. West. No one came forward. The public portion of the meeting to question Mr. West was then closed.

Jeff Morris, engineer for the applicant continued testimony under oath from the last hearing. He explained the rear property layout in its current stage and what the proposed result would be if the application were approved. It was noted that the proposal eliminates the need to use lot 11 for access. The meeting was open to the public to question Mr. Morris. No one came forward. The public portion of the meeting to question Mr. Morris was then closed.

City Engineer Franz Volcy gave comments. The meeting was open to the public for comments. No one came forward. The public comment portion of the meeting was then closed.

Motion to approve but not limited to the following conditions:

- The barrier will be broken down
- There will be five parking spaces
- Cars will not be stacked
- The applicant will maintain the status quo and permit access as granted
- The parking areas will be merged

The motion was made by Mr. Baer Second: Mrs. Mann

Passed by a vote of 8 yes (Fay, Forman, David, Baer, Maron, Demetrakis, Mann, Brown)

0 no

Attorney Kates returns to the dais.

File#2014-17 Congregation Shomrei Emunah, 89 Huguenot Avenue

Elliot Urdang, attorney for the applicant

Carmine Alampi, attorney for the opposition

Mr. Urdang gave the board an overview of the application. He explained that the applicant cleared the rear of the property, removed trees, and built a retaining wall without approval or permits. They were fined by the City of Englewood and the fines were paid.

Michael Hubschman was sworn in and gave testimony as the engineer and planner for the applicant. Marked as evidence was:

A1-colored version of the site plan

A2-google area map

Franz Volcy, City Engineer was sworn in and referred to the engineering letter dated December 2, 2014.

At this point this case was paused.

New Business:

File#2015-1 Church of God, 250 South Van Brunt Street

Nyleema Nabbie, attorney for the applicant addressed the board. The applicant was seeking an issue of jurisdiction. The property zone was changed prior to the applicant appearing before the board. It was determined that this application should be heard before the Board of Adjustment.

File#2014-17 Congregation Shomrei Emunah, 89 Huguenot Avenue now continues. Mr. Urdang returned before the board. This case is continued to March 19<sup>th</sup>

Board Business:

Motion to enter into closed session: Ms. Fay Second: Councilman Forman

Passed by a vote of 9 yes (Fay, Forman, Anhalt, David, Baer, Maron, Demetrakis, Mann, Brown)

0 no

At this time (9:50) the board entered into closed session. All staff and members of the public left the room.

Motion to return to public session: Mr. Baer Second: Ms. Fay

Passed by a vote of 9 yes (Fay, Forman, Anhalt, David, Baer, Maron, Demetrakis, Mann, Brown)

0 no

The public session began at 10:15 p.m.

The board discussed the scheduling of the public hearing of the Master Plan.

Motion to adjourn: Councilman Forman Second: Mr. Brown  
Meeting adjourned at 11:00 p.m.

Respectfully submitted:

Tina Evans