

CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
April 27, 2010

Attendance:

Mayor, Frank Huttle III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chair
Charlotte Bennett Schoen, Councilwoman
Lewis J. Baer
Curtis Caviness
Marion Imperatore
Jordan Comet, Alternate I
Toni Fay, Alternate II
Richard J. Abrahamsen, Esq., Board Attorney
Mirjana Tarabocchia, Board Secretary

Item #1

Case No: 2010-7

Applicant: Car Kraft Auto Body, Inc.

Address: 188 West Forest Avenue

Block: 2216 Lot: 2.01

Discussion: A duly noticed public hearing was conducted on this Preliminary and Final Site Plan Application for a proposed addition to an existing auto body shop. Appearing for the Applicant Richard Kobler, Esq. of Profita and Associates. Applicant proposes to expand the facility to install 4 framing machines. Testimony was received by Theodore Bekiadus of B.A. Architects, R.A. A.I.A and Kenneth Albert of K. Albert Associates / City Planner, City Engineer. Applicant entered into evidence A-1 -consisting of SP-1 Site Plan, dated 2/24/10; SP-2 Lighting Plan, dated 2/24/10; Sp-3 Property Owners List and Elevations, dated 2/24/10 and A-1 Topographic Survey of Vicari Land Survey, P.C. Dated 2/3/2010.

Upon Board discussion the applicant agreed to meet with Mr. Albert/City Engineer/Planner and address the issues raised in his report dated April 27, 2010. The matter was carried without the need to re-notice to May 25, 2010.

Item # 2

Case No: 2010- 8

Applicant: Daniel Hernandez

Address: 185 A South Dean Street

Block: 2412 Lot: 9

Discussion:: A duly noticed public hearing was conducted on this Preliminary and Final Site Plan Application for sales and installation of high end entertainment systems in vehicles. Appearing for the Applicant Elliot Urdang, Esq. Testimony was given by Daniel Hernandez owner/tenant. Applicant represented and proposed to be self employed servicing one car at a time basis and is able to park two cars at a time at the facility. Applicant entered into evidence Exhibit 1, A-1- Site Plan of the Moon and Iwatsu Architects consisting of 1st and 2nd Floor Plan Topographic Survey of Robert P. Vicari, L.S. dated 8/4/09; Exhibit 2- parking analysis authored by Elliot Urdang.

No public comments were received. Upon Board discussion the matter was approved by the Board and a resolution shall be prepared.

Item # 3

Case No: 2010-10

Applicant : Is-A-Berry, LLC

Address: 56 E. Palisades Avenue

Block: 2404 Lot: 11

Discussion: A duly noticed public hearing was conducted on this Preliminary and Final Site Plan Application and Sign Waiver for a self-serve yogurt shop. Appearing for the applicant Elliot Urdang, Esq. Testimony was given by Isabel Freire/Tenant- principal operator. Applicant entered into evidence Architectural Drawings of Myron A. Vigod, A.I.A. dated 3/19/2010 and Colored Sign rendering of Riedel Sign Co. Inc.

Applicant agreed to the terms and conditions of the Sign and Façade Committee. Applicant proposes that they will not install an awning and will provide a continuing parking agreement with the Municipal Parking Garage for 2 parking spaces for its employees. Applicant also indicated that no cooking will be done on the premises.

No public comments were received. Upon Board discussion the matter was approved by the Board and a Resolution shall be prepared.

Item # 4

Case No: 2009-15

Applicant: Elite Car Salon, Inc.

Address: 107 S. Dean Street

Block: 2408 Lot: 25

Discussion: A duly noticed public hearing was conducted for this sign waiver for an auto detailing center. Appearing for the Applicant Elliot Urdang, Esq. Appearing for the Objectors Richard Kobler, Esq. Testimony was received by Kenneth Albert, City Planner/ City Engineer of K. Albert Associates. Objectors entered into evidence 6 photographs marked as Exhibit O1-A, O1-B, O1-C, O1-D, O1-E, O1-F taken by Anita Buchakjian.

Applicant proposes to install a Standing Sign, Plug in Neon Sign, Light Box Face Sign, Ground Sign, and a Banner Sign of a total of 344 square footage wherein in 40 square feet allowed. Applicant agreed to the terms and conditions of the Sign and Façade Committee with removal of the Large Banner Sign and the Floor Sign to be replaced with landscaping.

Public comments were received by Anita Buchakjian

Item # 5

Case No: 2009-1

Applicant : Englewood Redevelopment Associates, LLC

Block: 2517 Lot: 3.03

Block 2518 Lots: 1.01 and 1.02

Discussion: The matter was scheduled for public hearing. Attorney for the Applicant requested that the matter be adjourned with the stipulation that the time for the Board to take action under the Municipal Land Use Law was extended by consent to that meeting, with the need for the applicant to re-notice the public with a new date of hearing.

Minutes of the April 8, 2010 meeting were approved by the Board.

Meeting was adjourned at 9:25 p.m.

Minutes approved on May 6th 2010

Mirjana Tarabocchia

Planning Board Secretary