

CITY OF ENGLEWOOD- PLANNING BOARD

MINUTES

May 25, 2010

Attendance:

Mayor, Frank Huttle III  
Marvin Anhalt, Chairman  
James Demetrakis, Vice Chair  
Charlotte Bennett Schoen, Councilwoman  
Arthur O'Keefe  
Curtis Caviness  
Marion Imperatore  
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:** The matter was scheduled for a public hearing. Attorney for the Applicant requested that the matter be adjourned and carried to 9/2/2010 with the need to re-notice the public and with stipulation that the time for the Board to take action under the Municipal Land Use Law was extended by consent to the 9/2/2010 meeting.

**Item #2**

**Case No:** 2009-15

**Applicant:** Elite Car Salon, Inc.

**Address:** 107 S. Dean Street

**Block:** 2408 **Lot:** 25

**Discussion:** The matter was scheduled for a public hearing. Attorney for the Applicant requested that the matter be adjourned and carried to 6/29/2010 without the need to re-notice and with stipulation that the time for the Board to take action under the Municipal Land Use Law was extended by consent to the 6/29/2010 meeting.

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**Item #3**

**Case No: 2010-11**

**Applicant: French Color**

**Address: 488 Grand Avenue**

**Block: 3005 Lot: 4**

**Discussion:** A duly noticed public hearing was conducted on this Preliminary and Final Application for a proposed metal warehouse storage building with ancillary variances in the SBD Zone. Chairman Marvin Anhalt recused himself from this application and stepped down from the dais. James Demetrakis chaired the application. Appearing for the Applicant Brian Chewcaskie, Esq. Steven B. Lazarus, Licensed Architect, Michael Dipple, Licensed Engineer and Kenneth Albert City Planner/City Engineer of Albert & Associates. Applicant entered into evidence Exhibit A-1 - Site Plan C-03 of L2A Design dated 4/1/2010, Exhibit A-2 Floor Plan and Front Elevation- SK-1 prepared by Axis Architectural Studio dated 4/6/2010 and Exhibit A-3 Aerial Photo, Report of Kenneth Albert dated April 15, 2010 and Fire Department written recommendations.

No public comments were received.

Upon Board discussion the Applicant has agreed to the terms and conditions of landscaping review of Mr. Albert with increase of planting of 1 street tree along Grand Avenue and shall address the comments in the report of Kenneth Albert and conditioned upon the continued preservation of the existing historical building. The matter was approved by the Board and a resolution shall be prepared.

**Item #4**

**Case No: 2010-12**

**Applicant: Alza Inc.**

**Address: 300 Grand Avenue**

**Block: 2905 Lot: 3**

**Discussion:** A duly noticed public hearing was conducted on this Preliminary and Final Application for a proposed addition with ancillary variances for additional space on the 1<sup>st</sup> floor and reconfiguration of the 2 floor in the RMB Zone. Appearing for the Applicant Brian Chewcaskie, Esq. Applicant proposes to reconfigure the allocation of office space with no change to the building site Applicant is currently seeking a variance for one additional parking space.

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2010/5/25

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Testimony was received Kenneth Albert City Planner/City Engineer of Albert & Associates. Applicant entered into evidence Exhibit A-1 Parking Detail authored by Brian Chewcaskie dated 5/25/2010 Exhibit A-2 - Fire Department written comments.

No public comments were received by the Board.

Upon Board discussion the Applicant has agreed to address the comments in the report of Kenneth Albert and the comments and concerns of the Fire Department and that the all prior approvals and conditions shall continue within this current application.

Upon Board the discussion that the matter was approved and a resolution shall be prepared.

**Item # 5**

**Ordinance #10-04 - Proposed RMI Zone Amendment to the CBD-3 District - Submitted May 18, 2010 for Board discussion by the Mayor and Council.**

**Discussion:** Upon Board discussion the matter shall be notice for a public hearing on June 29, 2010 with written notice to the property owners within the 200 feet of the zoning district as well as a Public Notice in the two newspaper designated by the City of Englewood.

A written letter shall be addressed to the City Solicitor to defer any action to be taken under these circumstance.

Public comment was received by T. Thomas Van Dam.

Minutes of the May 6, 2010 meeting were approved by the Board.

The Resolutions memorialized by the Board are:

- #2010-6 Creative Kosher (denial)
- #2010-9 Creative Kosher (approval)
- #2010-2 Tudor Hall
- #2010-1 Alza, Inc. (denial)

Meeting was adjourned at 9:25 p.m.