

CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
June 29, 2010

Attendance:

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

Item # 1

Case No: 2010-15

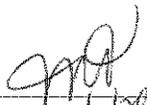
Applicant: Church of Jesus Christ of Latter Day Saints

Address: Forest Avenue and Mary Street

Block: 2905 Lots: 1, 2, 29, and 30

Discussion: A duly noticed concept review hearing was conducted on this Preliminary and Final Site Plan Application with ancillary variances. Appearing for the Applicant was Elliott W. Urdang, Esq. who presented the application for the proposed house of worship with multiple variances set forth on the record: 1) Plant side yard setback variance; 2) Building height variance; 3) Maximum building coverage variance; 4) Impervious coverage variance; 5) Front Yard setback variance; 6) Rear yard setback variance; 7) Side yard set back variance; 8) Parking space size ratio variance 9) 13 spaces in a row without a landscaped island; 10) combined area of space and aisle variance; 11) combined height of the retaining wall and fence in the front yard variance.

Upon Board discussion and comments of the City Planner/City Engineer Kenneth Albert requesting that the applicant provide a building height definition review and specifying the plans and the parking calculations for the multiple spaces used at the same time for various uses. The matter was scheduled for a public hearing on 9/2/2010 with the need for the Applicant to notice the public.


7/10/2010

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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 request that the matter be adjourned and carried to July 8, 2010 without the need to re-notice and with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent to the July 8, 2010 meeting.

Item # 3

Case No: 2010-14

Applicant: Hummus Elite, Inc.

Address: 37-39 E. Palisade Avenue

Block: 1208 Lot: 16.01

Discussion: A duly noticed public hearing was conducted on this Application for a Preliminary and Final Site Plan for a proposed restaurant. Appearing for the Applicant Elliot W. Urdang, Esq. Testimony was given by Mr. Malka. The applicant sought approval for additional 14 seats, wherein the prior approval allows for 6 seats. The applicant stated that the hours of operation will be Monday thru Thursday 10:00 am to 11: pm, Friday 10:00 am shall close 2 hours before sundown, Saturday it will be closed and re-open on Sunday at 10:00 am. Applicant shall secure two (2) parking spaces at the municipal garage. The Applicant will have a total of 5 workers on the site and they will be using public transportation.

Public Comments were received by Sandra Greenberg.

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

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Item # 4

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

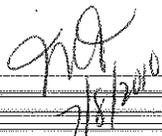
Discussion: Testimony and a presentation was given by Joseph Burgis of Burgis and Associates the Planning Consultant for the project of development of James Street and the expansion of the Shop- Rite. Mr. Burgis entered into evidence Exhibit A-1 Planning Report of dated June 15, 2010 authored by Joseph Burgis and Exhibit A-2 Conceptual Site Plan of Lapatka Associates, Inc. Project No: 01-141 dated August 9, 2001. Mr. Burgis stated that the ordinance is designed to do 3 things to James Street to rezone and permit single family residential adding additional use to that zone with the Multiple family use in the zone with a affordable housing set aside. The rezoning also seeks to adjust the CBD3 zone regulation to enable an additional 48 parking spaces to serve the Shop Rite and provide space for an addition to the expansion of 22,000 square feet of the Shop Rite initiated by GLF Realty; and to implement the Land Use Plan and the Housing Element Plan with the affordable housing set aside to enable the construction of 94 housing dwelling units.

Public comments were received by:

Scott Reddin, Councilman, Mr. Rene-Luke, Ms. Lubin, Mr. Acosta, Mr. Bazelis, Ms Sims, Mr. Luke, Mr. Bahamonde, Mr. Wilson, Ms. Patzold, Ms. Cortez, Ms. Grossman, Sandra Greenberg, Ms. Gamrin.

Comments were also presented by the City Planner/City Engineer Kenneth Albert of K. Albert Associates that the affordable housing issue is currently not needed at this time, and the density to be brought down with now 26 units per acre.

Upon Board discussion the matter was carried to July 8, 2010 meeting, with the recommendation that a written letter be sent to the Council indicating that the hearing will be continued and for the Council not to act upon the completion of the Planning Board Hearings set.

Handwritten signature and date, possibly "7/8/2010".

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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 a public hearing. Attorney for the Applicant requested that the matter be adjourned with the need to re-notice the public and with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent to the future date proposed by the applicant.

Minutes of the June 3rd meeting were approved by the Board.

The resolution of Alza, Inc. was memorialized by the Board.

Meeting was adjourned at 10:25 p.m.

Handwritten signature and date: 7/6/2010