

**CITY OF ENGLEWOOD- PLANNING BOARD**  
**MINUTES**  
**September 2, 2010**

**Attendance:**

Mayor Frank Huttler III  
Marvin Anhalt, Chairman  
James Demetrakis, Vice Chair  
Charlotte Bennett Schoen, Councilwoman  
Arthur O'Keefe, Police Chief  
Lewis J. Baer  
Marion Imperatore  
Jordon Comet  
Toni Fay  
Richard J. Abrahamsen, Esq., Board Attorney  
Mirjana Tarabocchia, Board Secretary

**Item # 1**

**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 October 7, 2010 without 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 October 7, 2010 meeting.

**Item # 2**

**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 request that the matter be adjourned and carried to October 26, 2010 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 October 26, 2010 meeting.

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**Item # 3**

**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 public hearing was conducted on this Application for this Preliminary and Final Site Plan for a House of Worship / Meeting House with multiple ancillary variances in a residential zone. Appearing for the Applicant Elliott W. Urdang, Esq.

Applicant entered into evidence Exhibit A-1 Colored Rendering Site Plan, Exhibit A-2 Green Roof Vocabulary Garden prepared by William Weiss details of prior projects completed by William Weiss. Exhibit A-3 Site Plan Sheets C-1 and C-2.

Testimony was given by William Weiss a landscape architect, Richard Hedburg the Real Estate Project Manager of the Applicant, Andrea Piazza of Piazza Engineering and Kenneth Albert City Planner / City Engineer of K. Albert Associates.

Applicant testified that the Meeting House shall have Sunday worship in 3 hour blocks and that no catering will be done on the premises and that the facility will not be rented out to others.

Public comments were given by Sondra Greenberg.

Upon Board discussion the Applicant has agree to comply with the comments addressed in K. Albert reports dated June 28<sup>th</sup> and August 30, 2010. The matter was approved by the Board and a Resolution shall be prepared.

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**Item # 4**

**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 request that the matter be adjourned and carried to October 7, 2010 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 October 7, 2010 meeting.

**Item # 5**

**Case No: 2010-17**

**Applicant: Benzel Busch Motor Car Corp.**

**Address: 28-38 Grand Avenue ( Lot 16.01)**

**40 Grand Avenue ( Lot 18 )**

**31 South Dean Street ( Lot 21)**

**Block: 2404 Lot: 16.01, 18 & 21**

**Discussion:** A duly noticed public hearing was conducted on this Application for a Preliminary and Final Site Plan with ancillary variances for an expansion and renovation.

Police Chief - Arthur O'Keefe recused himself from the Application and stepped off the dais.

Appearing for the Applicant Nylena Nabbi, Esq. of Gittleman, Muhlstock and Chewcaskie for the proposed expansion and renovation with variances and waivers.

Testimony was given by Joseph Agresta, Arthur J. Sikula, Architect, Kenneth Albert City Planner/City Engineer, Massimo Piazza, Engineer.

Applicant entered into evidence Exhibit A1 a Power Point Presentation, Architectural Drawings 601, 602 dated August 20, 2010 colored rendering dated August 9, 2010 A-100, dated August 20, 2010, A-200 and A-300 both dated August 20, 2010 and Exhibit A-2 Site Plan Details and Notes dated, August 16, 2010 - sheet C1-C-5.

Public comments were received by Mr. James and Sondra Greenberg.

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The applicant testified that an agreement with the city to encroach into the public right of way will be a condition of approval. Applicant has agreed to plant 2 shade trees in the parking lot. Applicant shall also provide a parking tabulation identifying the parking spaces for each use of the application and the second floor.

Applicant agrees to comply with K. Albert's report of August 30, 2010 and with no removal of trees on Grand Avenue, and to install improvements on the lot on the southeast corner of Englewood Avenue and Dean street or reapply to the board within 9 months.

The applicant indicated that they will return back to the board for a sign application at a later date and in the interim will forego the removal of the 4 street trees along Grand Avenue. The matter was approved by the Board and a resolution shall be prepared.

**Item # 6**

**Case No: 2010-18**

**Applicant: East Coast Volkswagen**

**Address: 30 Van Nostrand Avenue**

**Block: 2913 Lot:1**

**Discussion:** The matter was scheduled for a public hearing. Attorney for the Applicant request that the matter be adjourned and carried to October 7, 2010 without 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 October 7, 2010 meeting.

Mayor Frank Huttle III has requested that the Board revisit the Master Plan and set it for a public hearing on October 26, 2010 so that the new board members be reviewed with a more complete comprehensive Master Plan and any further issues or suggestions be addressed with experts of the city and our country.

Minutes of the *July 27<sup>th</sup>*, 2010 meeting were approved by the Board.

The Memorializing Resolution of the Re-Examination of the Master Plan was approved by the Board.

Meeting was adjourned at 10:50p.m.