

CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
November 4, 2010

Attendance:

Mayor Frank Huttle III
Marvin Anhalt, Chairman
Charlotte Bennett Schoen, Councilwoman
Lewis J. Baer
Curtis Caviness
Robin Klehr Avia
Jordan Comet
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: This matter was scheduled for a public hearing. Attorney for the Applicant requested that the matter be adjourned and carried to December 14, 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 of the applicant to the December 14, 2010 meeting.

Item # 2

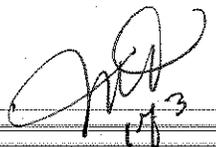
2010-7

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 application for preliminary and final site plan approval for a proposed new addition to an existing auto body shop. Appearing for the applicant Richard Kolber, Esq. of Profita and Associates, L.L.C. Testimony was given by Theodore Bekiarides of T. Bekiarides & Associates B.A. Architects; Armando Carlo DeSantis owner/operator of Car Kraft Auto Body and Kenneth Albert of K. Albert Associates, City Planner/City Engineer.



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Applicant proposes to expand the auto body repair shop to accommodate the new water based paint procedure /regulation to allow longer the longer preparation and drying time needed per car for this procedure. The expansion will require a side yard variance. No public comments were received. Upon Board discussion the Applicant has agreed to comply with the terms and recommendations of Kenneth Albert's report of April 27, 2010. The matter was approved and a resolution shall be prepared.

Item # 3

Case No: 2010 - 20

Applicant: Peter R. McCree

Address: 403 Liberty Road

Block: 204 Lot: 1

Discussion: The matter was scheduled for a public hearing. Upon the Planning Board Attorney's review of Proof of Notices/Service and the Applicant was advised of its incompleteness the matter proceeded as a work session for this subdivision application. Appearing as the Applicant Peter R. McCree presented the application for the Board's review. Comments were made by Dr. DeLamb and Ms Hopewell.

Upon Board discussion the matter was carried to November 30, 2010 for a public hearing without need to re-notice. The applicant must provide proof of notices at the November 30, 2010 meeting.

Item # 4

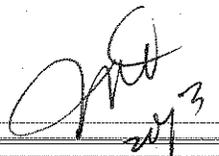
Case No: 2010-22

Applicant: 229 Engle Street Associates

Block: 1103 Lot: 16

Discussion: A duly noticed public hearing was conducted on this application for site plan application of a modification of conditions of the approved application Case No. 2009-11. Appearing in behalf of the Applicant Elliot W. Urdang, Esq. Testimony was received by Dr. Schwartz.

Upon Board discussion the applicant will provide to the board for a full review of the record, drawings of prior submitted applications and transcripts of said meetings. Kenneth Albert/City Planner City Engineer shall submit a report as well. Public Comment was made by Ms. DeScherer. The matter was carried to November 30, 2010 meeting.



Handwritten signature and date: 2013

Item # 5

Case No: 2010-24

Applicant: Benzel Busch Motor Car Corp. Autohaus Expansion & Renovation

Block: 2701 Lot: 14 [25 Grand Avenue]

Block: 2404 Lot: 16.01 [28-38 Grand Avenue]

Block: 2404 Lot: 18 [40 Grand Avenue]

Block: 2701 Lot: 13.01 [37-43 Grand Avenue]

Block: 2404 Lot: 21 [31 South Dean Street]

Discussion: This matter was scheduled for a public hearing. Attorney for the applicant requested that the matter be adjourned and carried to November 30, 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 of the applicant to the November 30, 2010 meeting.

Item # 6

Case No: 2010-25

Applicant: Benzel Busch Motor Car Corp. Autohaus Expansion & Renovation

Block: 2404 Lot 21.

Address: 31 South Dean Street

Discussion: A duly noticed public hearing was conducted on this application for a preliminary and final amended site plan approval. Attorney Brian Chewcaskie, Esq. presented the application before the Board. Testimony was received by Massimo Piazza of Piazza Engineering and Kenneth Albert of K. Albert Associates, City Planner/Engineer. Applicant entered into evidence Exhibit A-1. The applicant proposes to install a 68 inch transformer within the walkway/sidewalk of the site. The applicant proposes to install and screen said transformer with landscaping buffers. No public comments were received. Upon board discussion the matter was approved and a resolution shall be prepared.

The minutes of the October 26, 2010 meeting were approved by the Board.

Meeting was adjourned at 9:50p.m.

MA
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