

CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
November 30 2010

Attendance:

Mayor Frank Huttler III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chair
Charlotte Bennett Schoen, Councilwoman
Lewis J. Baer
Curtis Caviness
Robin Klehr Avia
Jordan Comet
Toni Fay
Richard J. Abrahamsen, Esq., Board Attorney
Mirjana Tarabocchia, Board Secretary

Item # 1

Case No: 2010 - 20

Applicant: Peter R. McCree

Address: 403 Liberty Road

Block: 204 Lot: 1

Discussion: A duly noticed public hearing was conducted on this application for a minor subdivision. Applicant proposes to subdivide the lot into 3 parcels. Testimony was received by the Applicant Peter R. McCree and Kenneth Albert of K. Albert & Associates City Planner/City Engineer. Applicant entered into evidence Exhibit A-1. No public comments were received. Upon Board discussion the matter was approved. Applicant was advised of its need of further recording/publications to perfect this multiple subdivision with the County of Bergen. A resolution shall be prepared.

Item # 2

Case No: 2010-22

Applicant: 229 Engle Street

Block: 1103 Lot: 16

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 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.

Mirjana Tarabocchia
10/3

Item # 3

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: A duly noticed public hearing was conducted on this application for a preliminary and final sign application with multiple variances. Attorney Brian Chewcaskie, Esq. presented the application. Testimony was received by Mr. Sikula, Architect and Kenneth Albert of K. Albert Associates City Planner/City Engineer. Applicant entered into evidence Exhibit A-1 a booklet of the power point presentation. Applicant advise the Board that the Sign and Façade Committee have met prior to the meeting and will comply with the recommendations of the committee. An additional issue was raised regarding a removal of a tree on the north side of Grand Avenue. The tree shall remain leaving 3 trees on each side of the entrance of the main showroom. 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: 2009-1

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 matter be adjourned and carried to a date in 2011 with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent of the Applicant. The applicant will re-notice the public.

Item # 5

Case No: 2009-8

Applicant: Alza Inc,

Address: 104 Grand Avenue and 105 South Dean Street

Block: 2408 Lot: 17 & 26

Discussion: The matter was scheduled for a public hearing. Attorney for the applicant advised the Board that the applicant has withdrawn its request of a re-visit without prejudice by written notice of November 29, 2010.

M. Chewcaskie
2/3

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Item # 6

Case No: 2010-21

Applicant: Century West Condominium Association

Address: 100 West Hudson Avenue

Block: 709 **Lot:** 1

Discussion: A duly noticed public hearing was conducted on this application for this preliminary and final site plan approval. Attorney Brian Chewcaskie, Esq. presented the application before the Board. Testimony was received by William R. Vogel, of L2A Land Design. Kenneth Albert of K. Albert Associates, City Planner/Engineer and Adam Kent Member of the Condominium Association.

Applicant entered into evidence Exhibit A-1 entire site plan C-1- C-09, dated 9/29/10. A-2 Existing Survey; and A-3 Sheet C-03 dated 9/29/10.

Applicant proposed to install a total of 37 parking spaces making the condominium complex more marketable. The applicant has agreed to comply with the conditions/recommendations of Kenneth Albert.

No public comments were received. Upon Board discussion there was a motion by the Board conditional on the applicant to plant 4 shade trees, install a planting area with a 3 foot stretch along the rear property line and a continuing board on board fence and to enhance the landscaping along West Hudson Avenue. Upon board discussion the matter was approved and a resolution shall be prepared.

Item # 7

Executive Closed Session:

Discussion: The Board proceeded to go into an executive closed session.

Minutes of the November 4, 2010 meeting were approved by the Board and the 2011 Englewood Planning Board Meeting Calendar was approved by the Board as well.

The resolution of Car Kraft Auto Body was memorialized by the Board.

Meeting was adjourned at 9:30 p.m.

M. Anderson
3/7/3