

CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
January 26, 2010

Attendance:

Mayor Frank Huttle III
James Demetrakis, Vice Chair
Charlotte Bennett Schoen, Councilwoman
Anita Sniderman
Arthur O'Keefe
Lewis J. Baer
Curtis Caviness
Jordan Comet, Alternate I
Richard J. Abrahamsen, Esq.
Mirjana Tarabocchia

The Board swore in the new Board Member, Arthur O'Keefe . Mr. O'Keefe was appointed to the Class II - term of 1/1/10 - 12/31/10.

ITEM # 1

Case No. 2009-1

Applicant: Englewood Redevelopment Associates, LLC

Block: 2517 Lots: 3.03

Block: 2518 Lots: 1.01 & 1.02

Discussion: The matter was scheduled for public hearing. Attorney for the Applicant requested that the matter be carried to 2/23/2010 meeting, with the stipulation that the time for the Board to take action under the Municipal Land Use Law was extended by consent to that meeting. Upon Board discussion the applicant will be advised in writing of the Board's decision directing the Applicant's need to re-notice the public.

ITEM #2

Case No. 2010-1

Applicant: Alza Inc.

Address: 74 Grand Avenue

Block: 2408 Lots: 17 & 26

Discussion: At the request of the Applicant the matter was carried to February 23, 2010 with the stipulation that the time for the Board to take action under the Municipal Land Use Law was extended by consent to that meeting.

*Approved
2/4/2010
Mirjana Tarabocchia
172*

ITEM #3

Case No: 2009-10

Applicant: 476 Grand, LLC Avenue

Address: 476 Grand Avenue

Block: 3005 Lot: 3

Discussion: A duly noticed public hearing was conducted on this Application for a Preliminary and Final Site Plan and Sign Variance for a proposed 7-11 Convenience Store. Appearing for the Applicant attorney Brian Chewcaskie. Testimony was given by Richard V. Kenderian, licensed engineer and planner and Kenneth Albert, City Planner/Engineer of K. Albert Associates. Applicant entered into evidence Exhibits A-1, A-2, A-3, The report of Kenneth Albert, City Planner/City Engineer, dated 1/20/2010 was submitted to the Board.

The Application is located in the SBD Zone District. It was previously utilized as a gas station then further temporarily utilized as a Dodge Dealership. Applicant proposes a small addition to the building.

Public comments were received by Crystal Brown of the Environmental Commission /City of Englewood.

The report of K. Albert Associates, City Engineer/ Planner was incorporated as a condition of approval. Upon Board discussion the matter was approved for a preliminary and final site plan approval with ancillary variances along with the conditions/ regulations of the Department of Transportation (DOT) approval stated on the record. A resolution will be prepared.

ITEM # 4

Case # 2009-7

Applicant: 24-26 North Dean, LLC

Address: 26 N. Dean Street

Block: 1206 Lot: 9

Discussion: At the request of the applicant and written submission of January 25, 2010 the applicant has withdrawn its application before the Board.

The Resolution of Simply Seafood, LLC and Identity Solution (Walgreens) were approved and memorialized by the Board.

The meeting was adjourned at 9:25 pm.

M. Tancabruna
2/12