

CITY OF ENGLEWOOD- PLANNING BOARD

MINUTES

April 28, 2009

8:00 P.M.

Attendance

Marvin Anhalt, Chairman

Michael Strulowitz

Charlotte Bennett Schoen, Councilwoman

James Demetrakis

Curtis Caviness

Dr. Gerardo Yablonovich

Rev. Vince Monden

Richard J. Abrahamsen, Esq.

Mirjana Tarabocchia

Item # 1

Case No: 2008-21

Applicant: Infiniti of Englewood, LLC

Address: 227 North Dean Street

Block: 905 Lot: 1.01

Discussion: At the request of the Applicant the matter will be carried to June 4, 2009 with the stipulation the time for the Board to take action under the Municipal Land Use Law was extended with consent to that meeting and without the need for the applicant to re-notice.

Item # 2

Case No: 2009-3

Applicant: LKTK, LLC

Address 412 S. Van Brunt Street

Block: 2516 Lot 10.01

Discussion: A duly noticed hearing was conducted for this Site Plan and Sign Application with ancillary variances for a proposed diner/restaurant as a drinking and eating establishment. The applicant is seeking two modifications of a previously approval of a Bennigan's Restaurant. Testimony was received by the Applicant and Kenneth Albert, of K. Albert Associates, City Planner / City Engineer. Applicant is seeking to expand the building to build an 8 x 10 storage area and a 10 x 20 walk in cooler, along with an outdoor dining patio. Upon Board discussion and the recommendation of Kenneth Albert in his report of 4/28/09, the applicant agreed to Mr. Albert's recommendations except for Site Issue # 2 repaving. The Board also suggested and recommended when the outdoor dining patio is developed that the Applicant coordinate in writing with the Health Department.

No public comments were received.

The matter was approved as to the site plan only and a resolution shall be prepared.

With regard to the sign waiver application of LKTK, LLC the applicant will meet with the sign and façade committee and carry this part of the application to the May 26, 2009 meeting for a hearing without the need to re-notice the public. The Applicant was advised of his right to put up a temporary sign.

Item # 3

Case No: 2009-4

Applicant: Daibes Gas 18, LLC

Address: 85 N.J. S H. Rt. 4 West

Block: 2516 Lot: 11

Discussion: A duly noticed hearing was conducted for this Site Plan and Sign Application with ancillary variances for a gas station.

Mr. James Demetrakis recused himself from this application.

Testimony was received by Calisto Bertin, P.E. of Bertin Engineering Associates Inc. and Kenneth Albert, of K. Albert Associates, City Planner / City Engineer. Applicant entered in to evidence Exhibits A-1 and A-2. No public comments were received. Upon Board discussion and the recommendations of the Mr. Albert and his report dated 4/28/09 the matter was approved 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: At the request of the Applicant the matter will be carried to May 26, 2009 with the stipulation the time for the Board to take action under the Municipal Land Use Law was extended by consent to that meeting and without the need for the applicant to re-notice.

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Planning Board Minutes
April 28, 2009

The Minutes of the April 2, 2009 meeting was approved by the Board.

The meeting was adjourned at approximately 8:40 p.m.