

**CITY OF ENGLEWOOD- PLANNING BOARD**

**MINUTES**

**November 25, 2008**

**8:00 P.M.**

**Attendance**

Mayor Michael Wildes  
Marvin Anhalt, Chairman  
Lenore Schiavelli  
James Demetrakis  
Dr. Gerardo Yablonovich  
Rev. Vince Monden  
Richard J. Abrahamsen, Esq.  
Mirjana Tarabocchia

**Case No: 2008-20**

**Applicant: Joan Inez Thomas**

**Address: 267-285 S. Van Brunt & 59W. Forest Avenue**

**Block: 2506 Lots: 5 & 6**

**Block: 2505 Lot: 2**

**Discussion:** The Site Plan Application was rescheduled to January 8, 2009 meeting at the request of the Applicant 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.

**Case No: 2008-16**

**Applicant: Englewood Re-Development Associates, LLC**

**ERA South, LLC - Flatrock Square**

**Address: W. Sheffield and Route 4**

**Block: 2602 Lot: 3.03**

**Discussion:** A duly noticed hearing was conducted for this amendment to the Preliminary and Final Site Plan Application. Attorney for the Applicant Louis D'Arminio, Esq. present the application. Testimony was received by Douglas Cohen, Esq. , Michael Dipple, of L2A Land Design, Mr. Simoff of Simoff Engineering, George Williams and Kenneth Albert, City Engineer /Planner of K. Albert & Associates. Applicant entered into evidence Exhibits A1, A2, A3, A4 of Edward Kelcey, dated for identification 11/25/08 and A5 Report of Mr. Simoff. The Applicant proposes to amend the Site Plan Approval to reduce the parking approval of 737 to the proposed amount of 578 parking spaces, wherein the banked parking spaces be subjected to a look back with inspections by the City Building Inspector or Officials of applicants need of future growth with the remaining development of the site.

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No comments were received by the public. Upon Board discussion wherein the Applicant agreed to the condition of a look back the matter was approved and a Resolution shall be prepared.

**Case No: 2008-19**

**Applicant: Dodge of Englewood**

**Address: 476 Grand Street**

**Block: 3005 Lot: 3**

**Discussion:** A duly notice hearing was conducted for the Preliminary and Final Site Plan Application. Mr. Anhalt, Chairman recused himself from this Application due to the fact that he is a property owner within 200 feet. Mayor Michael Wildes was appointed to chair the remaining events of the evening.

Attorney Michael Profita, Esq. represented the Applicant, Counsel for the Applicant addressed the Board regarding the letter /comments of Kenneth Albert, City Planner/Engineer wherein the Applicant shall agree to recommendation of Mr. Albert, but the Applicant stated that the repaving of the existing lot area will not be repaved that its present condition is adequate for its use. No witnesses were presented and no comments were received by the public. Upon Board discussion the mater was approved and a Resolution shall be prepared.

Mayor Michael Wildes addressed the Board and the Public regarding the Public Notice of the Liberty School / Area of Redevelopment should be heard at a location that will be able to accommodate the public. And that the Public Notice should identify the venue and date of hearing of 1/8/09 in a bulk mailing to the City.

The Master Plan Examination shall be addressed by the City Engineer/Planner and a presentation shall be presented to the Board at the January 8, 2009 meeting.

Minutes of the October 30<sup>th</sup> and the November 6<sup>th</sup> Planning Board Meeting were approved by the Board.

The 2009 Planning Board Meeting was approved by the Board with the condition of a review by the City Clerk for any conflict with the City's calendar of meetings and City Council.

Meeting was adjourned at 9:35 PM.

