

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
October 25, 2011**

Attendance:

Mayor Frank Huttle III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chairman
Jack Drakeford, Councilman
Gerald Marion
Curtis Caviness
Lewis Baer
Toni Fay
Michael B. Kates, Esq. Board Attorney
Erin E. Dowgin, Esq.
Mirjana Tarabocchia, Board Secretary

Prior to the onset of Case No: 2011-28 James Demetrakis recused him self and stepped off the dais and left the meeting only for this application of Infiniti of Englewood Realty Co.

Item #1

Case No: 2011-28

Applicant: Infiniti of Englewood Realty Co.

Address: 90 Grand Avenue

Block: 2408 Lot: 12.01

Discussion: A duly noticed hearing was conduct on the Application for a Preliminary and Final Site Plan for a proposed new car sales dealership Appearing for the Applicant Richard J. Abrahamsen, Esq. of Sekas & Abrahamsen, LLC Testimony was received by Jeffrey Liebler General Manager of Infiniti of Englewood and Louis Luglio , Traffic Engineer.

Applicant entered into evidence Exhibit A-1 Aerial Photo Google Map dated 10/25/11 authored by Louis Luglio, P.E. regarding the parking spaces provided on site. Applicant proposed to change its use from a restaurant to a new auto sales dealership. Applicant will only have this showroom as a new cars sales dealership and all repairs / services shall be maintained at its other location 227 North Dean Street, Englewood, NJ

No public comments were received.

Upon Board discussion the matter was approved and a resolution shall be prepared.

Upon Conclusion of the approval of Application No: 2011-28 Infiniti of Englewood Realty Co. Victoria Brown, Esq. requested to make a statement on the record. Ms. Brown who represents Alza Inc. which is subject to the adjacent property and its parking easement agreement of the 16 tandem parking spaces relating to the approval of this application. She further advised that the parties have had a discussion of the matter tonight outside and missed the contents of the meeting.

Item #2

Case No: 2011-11

Applicant: Mehfil-E-Shaw E-Khorasan

Address: 28 Tenafly Road

Block: 607 Lot: 1

Discussion: A duly noticed hearing was conducted on the Application for a Preliminary and Final Site Plan Approval for a proposed house of worship and redevelopment of the residence. Appearing for the Applicant Alexander B. Stremmer, Esq and Sheila H. Klempner, Esq. Testimony was received by Sultan Karamali, Mathew Neuls of Hubschmann Engineering and Ali Quresti, Architect. Applicant proposed to improve its facility without expanding the prayer hall.

No public comments were received.

Upon Board discussion the applicant has agreed to the terms set forth on the record and the matter was approved and a resolution shall be prepared.

Item # 3

Case No: 2011-22

Applicant: ERA South, LLC "Flatrock Square"

Block: 2602, Lots: 3.01, 3.02, 3.03 and 3.04

Block: 2605 Lots: 1.1., 1.02, 2.01, 2.02, 2.03, and 2.04

Discussion: A duly noticed public hearing was conducted on this application for an Amended Preliminary and Final Site Plan Approval for Residential, Retail, Office and Hotel Use eliminating mixed-use surface parking lot and reducing the required parking.

Appearing for the Applicant Louis D'Arminio, Esq. Testimony was received by Douglas Cohen and Kenneth Albert City Planner City Engineer. Applicant entered into evidence Exhibit A-1 and Exhibit A-2.

Public comments were received by Jai Yooju

Upon Board discussion the matter was carried to November 21, 2011.

Item # 4

Case No: 2011-25

Applicant: Kids Nation

Block: 2404 Lot: 12

Address: 10 Grand Avenue

Discussion: At the request of the applicant the application was withdrawn and counsel for the applicant did not appear.

Item #5

Case No: 2011-18

Applicant: 197,LLC

Address: 197 Lafayette Place

Block: 213 Lot: 25

Discussion: At the request of the Applicant the matter was adjourned and carried to November 3, 2011 with the stipulation for the Board to action has been extended to the November 3, 2011 meeting by consent of the applicant.

Item # 6

Case No: 2011-23

Applicant: Philadelphia Sign Co.

Address: 15 W Palisades Avenue

Block: 2404 Lot: 1.01

Discussion: At the request of the Applicant the matter was adjourned and carried to November 3, 2011 with the stipulation for the Board to action has been extended to the November 3, 2011 meeting by consent of the applicant.

Minutes of the October 6, 2011 meeting were approved by the Board

Resolutions memorialized by the Board were 2011-20- Indoor Playground, LLC

2011-19 Komar Realty, LLC

2011-17 Ronald Stagnari

2011-14 60 Honeck Street

2011- 4 Alza, Inc.

3rd Round Housing Element and Fair Share Plan