

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
October 6, 2011**

Attendance:

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

Item #1

Case No: 2011-14

Applicant: 60 Honeck Street, LLC

Address: 60 Honeck Street

Block: 2909 2408 Lot 4

Discussion: A duly noticed hearing was conducted on the Application for a Preliminary and Final Site Plan Application for a proposed warehouse and office use. Appearing for the Applicant James Delia, Esq. Testimony was received by Rosette D. Khorenian/Architect.

Applicant entered into evidence Exhibit A-8 Board of panels of the proposed materials to be used at the project; Exhibit A-9 Prospective Photo taken by the Applicant ; Exhibit A-10 Photo Street Scape taken by the Applicant; Exhibit A-11 Architectural Drawings of the HVAC Location Options Identified as Sheet SCH4 of RDK Architects, dated 9.7.11; and Exhibit 12 consisting of two sheet identified as SCH1 with a last revision date of 10.6.11 Existing and Proposed Floor Plans and SCH3 with a revision date of 10.6.11 Proposed Exterior Elevations.

No public comments were received.

Upon Board Discussion the matter was approved subject to the terms set forth on the record. A Resolution shall be prepared.

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Item # 2

Case # 2011-17

Applicant: Ronald Stagnari

Address 547 Overlook Place

Block: 3802 Lot: 3

Discussion: A duly noticed hearing was conducted on the Application for a Subdivision. Appearing for the Applicant Attorney Stephen B. Fenster of Schenck Price Smith and King, LLP. Testimony was received by Michael Lanzafama Professional Planner of Casey & Keller Inc.

No comments were received by the public.

Upon Board discussion the matter was approved conditioned to the terms set forth on the record and in compliance with the comments and conditions of Kenneth Albert City Planner/City Engineer in connection with the replanting of the trees removed.

Item # 3

Case No: 2011-19

Applicant: Komar Realty, LLC

Address: 180 S. Van Brunt Street

Block: 2409 Lot 10

Discussion: A duly noticed hearing was conducted on the Application for a Preliminary and Final Site Plan Approval for a wholesale commercial kitchen. Appearing for the Applicant Attorney Justin D. Santagata of Kaufman, Semeraro, Bern, Deutsch & Liebman, LLP. Testimony was received by Kenneth Albert City Planner City Engineer of K. Albert Associates and Mr. Schervan Draganescu of Draganescu Architects. Applicant proposed to have 6 kitchens with 6 separate tenants. Applicant stated that the refuse shall be held indoors with a pickup schedule of at least 3 times a week.

No comments were received by the public.

Upon Board discussion the matter was approved by the Board conditioned upon the terms set forth on the record and the conditions set forth in Mr. Albert's report dated August 19, 2011 and a resolution shall be prepared.

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Item #4

Case No: 2011-20

Applicant: Indoor Playgrounds, LLC

Address: 14-20 Grand Avenue

Block: 2404 Lot: 13 & 14

Proposed Use: A duly noticed hearing was conducted on the Application for a Preliminary and Final Site Plan Approval for a child oriented retail party/class space along with a Sign Waiver Application. Appearing for the Applicant Attorney Elliott Urdang.

Applicant has advised the Board that the Sign Application portion of the application is not to be heard tonight and shall continue to a proposed date of October 25, 2011, if possible and upon further direction/meeting with the Sign and Façade Committee Member Emily Mann .

Testimony was received by Rammy Harwood the professional founder of Kidville; Nicholas Verderesi a Traffic Engineer and Conrad Roncati of Architectura. Applicant stated that it will advise the parents to depart at the end of their class room sessions regarding the parking uses and it will be regulated by the managers and occupancy conditioned to a limit of 62.

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

Jack Drakeford has stepped off the dais and has left the meeting

Item # 5

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: At the request of the applicant the matter was adjourned and carried to October 25, 2011 with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent of the Applicant to the October 25, 2011.

The minutes of the September 1, 2011 and the September 19th, 2011 meetings were approved by the Board.

Resolutions memorialized by the Board were 2011-14 Rhonda Liss and 2011-16 Town Motors.

The meeting was adjourned .

Prepared by:

Mirjana Tarabocchia

Planning Board Secretary

City of Englewood