

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
May 24, 2011**

Attendance:

Mayor Frank Huttle III,
James Demetrakis , Vice Chair
Curtis Caviness
Lewis Baer
Jack Drakeford, Councilman
Gerald Marion
Michael B. Kates, Esq.
Mirjana Tarabocchia

Item #1

Applicant : New Jersey Restaurant Equipment Corp.
Represented by: Carmel & Frederickson
**Requesting an interpretation of the zoning of the
LI Zone and RE Zone**

Address: 26 -27 Forest Avenue

Block: 2802 **Lot:** 20

Block: 2902 **Lot:** 3

Discussion: Appearing for the property owner of 26-27 Forest Avenue, David Carmel, Esq. requesting and interpretation and recommendation regarding the zoning of the property line being in a Residential Zone. Applicant seeking guidance of moving the arbitrary property line into the Light Industrial Zone. Testimony was received by Kenneth Albert, City Planner/Engineer of K. Albert Associates.

Upon Board discussion the Applicant was directed to move either before the Zoning Board for an approval of an application or the City Council for rezoning of the aforementioned subject property.

Item #2

Case No: 2011-7

Applicant: Bushwick Ind. Corp. (TMobile)

Address: 40 E. Palisade Ave.

Block: 2404 **Lot:** 4.01

Discussion: The matter was scheduled for a hearing. Attorney for the Applicant Mr. Silva requested that the matter be adjourned and the applicant will further meet with the sign and façade committee. The matter was carried to June 2, 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 June 2, 2011 hearing date.

Handwritten signature and date:
6/2/2011 ✓

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Item # 3

Case No: 2011-8

Applicant: Benzel Busch Motor Car Corp.

Address: 28-40 Grand Avenue

Block: 2404 Lots: 16.01, 18 and 21 1.01

Discussion: A duly noticed hearing was conducted on this Amended Application for a Preliminary and Final Site Plan for an expansion and further renovation of the car dealership. Brian Chewcaskie, Esq. appearing for the Applicant. Testimony was received by Michael Piazza of Piazza Engineering Civil Engineers and Land Surveying. Applicant entered into evidence Exhibit A-1 Site Plan Details, a colorized version of Sheet C-1 with a last revision date of 3/6/11. Applicant proposes to relocate the transformer, to reduce the size of the dumpster and to eliminate the elevator inside.

No public comments were received.

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

Item #4

Case No: 2011-10

Applicant: Ethos II, LLC

Address: 125 N. Dean Street

Block: 912 Lot: 8

Discussion: A duly noticed hearing was conducted on this Sign Waiver Application of a medical office. Brian Chewcaskie, Esq. appearing for the Applicant. Testimony was received by Peter F. Pulice, Architect of Pulice/Williams Architects and Angela Trant, Landlord of subject property. Applicant entered into evidence Exhibit A-1 P2 Colored Rendering of Existing Photo's on the existing site, dated 3/31/11; Exhibit A-2 Series of 3 Colored Photographs of the proposed signage and Exhibit A-3 Letter by Cookies By Design dated March 25, 2011.

No public comments were received.

Upon Board discussion the matter was approved subject to conditions of the sign and façade committee letter of recommendations. A resolution shall be prepared for memorialization.



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Item # 5

Case No: 2011-6

Applicant: Debra Appello d/b/a Jump and Bounce

Address: 250 South Van Brunt Street

Block: 2505 Lot: 1.01

Discussion: The matter was scheduled for a hearing. Attorney for the Applicant requested that the matter be adjourned and carried to June 21, 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 June 21, 2011 hearing date wherein the applicant will notice the public of the newly scheduled hearing.

Item # 6

Master Plan - Discussion regarding an outside consultant professional service contract.

Discussion: Upon Board discussion the matter was recommended that a RFP with Qualification be circulated for bidding on the reexamination of the Master Plan.

Minutes of the May 5, 2011 meeting were approved by the Board.

The meeting was adjourned at or about 10:01 pm.

**Prepared by:
Mirjana Tarabocchia
Planning Board Secretary
City of Englewood**

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6/2/11
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