

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
August 4, 2011**

Attendance:

Mayor Frank Huttle III
Marvin Anhalt, Chairman
Gerald Marion
Curtis Caviness
Lewis Baer
Toni Fay
Emily Mann
Michael B. Kates, Esq.
Mirjana Tarabocchia

Item # 1

Case No: 2011-12

Applicant: American Sign Crafters (Citibank)

Address: 89 Engle Street

Block: 1204 Lot: 7

Discussion: A duly noticed hearing was conducted on this Application for a Sign Waiver. Appearing for the Applicant Richard Skulnick, Esq. Testimony was received by Amy Youmazzo representative of American Sign Crafters. Applicant entered into evidence Exhibit A-1 Photograph of the existing sign taken by American Sign Crafters; Exhibit A-2 Sheet 1 - proposed sign dated 3/31/11 of American Sign Crafters; Sheet 2 identified as front elevation, dated 4/1/11 of American Sign Crafters and Sheet 3 identified as drainage plan, dated 5/13/11. Applicant stated that the illuminated proposed sign would be in operation from sunset to sunrise, with a 110 watt fluorescent tubing/lighting consisting of 2 rows. Upon Board discussion the applicant has agreed to provide additional documentation to the board of the percentage of opaguecity of the proposed sign, the total square footage of all the signs on site, site studies regarding light exposed and samples of the materials proposed.

No public comments were received by the Board.

The applicant will not need to notify the public unless the applicant submits changes in the application.

The application was carried to October 6, 2011 with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent by the parties to the October 6, 2011 hearing date.

MD
1-4
8/23/11

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Item #2

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 this 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 Andrea Piazza of Piazza Engineering and Rosette D. Khorenian/Architect and the potential owner of the property.

Applicant entered into evidence Exhibit A-1 Property/Public Notice; Exhibit A-2 Photograph Board consisting of 6 photographs; Exhibit A-3 Site Plan Sheet C-1 and Sheet C-2 Last revised 7/11/11. Exhibit A-4 Architectural drawings consisting of 3 sheets SCH-1, SCH-2 and SCH-3 all dated 6/9/11 of RDK Architects, LLC, Exhibit A-5 a photo rendering of the proposed building; Exhibit A-6 a photo rendering of the proposed building 2nd floor view and Exhibit A-7 Live Roof Standard System Side View Plan consisting of 2 sheets.

Applicant testified that the warehouse would have 2 shipments per week with daily UPS pickups, one box truck for deliveries on site and a total of 14 employees on site, 5 employees on the 1st level / warehouse and 9 employees on the second level the proposed architectural office space.

Upon Board discussion and recommendations to the applicant that it provide to the Board prior to the next scheduled hearing a drawing/story board of all the prospective mechanics to be used on the roof. A report and/or comments of the fire department relating to the fire safety relating to the perfumes/fragrance stored on site and the location for any emergency rescue ; the temperature and humidity control on site, the glass quantifications of building materials to be used and the engineering comments of the City of Englewood's Planner/Engineer.

No public comments were received by the Board.

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The application was carried without the need to re-notice the public to September 27, 2011 with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent by the parties to the September 27, 2011 hearing date.

Item # 3

Case No: 2011-16

Applicant: Town Motors Lincoln Subaru

Address: 127 South Dean Street

Lot: 23 Block: 2408

Discussion: A duly noticed hearing was conducted on this Application for a Sign Waiver. Appearing for the Applicant Peter Van Horne, Esq. Testimony was received by Roderick G. Watkins of Dicara Rubino Architects. Applicant proposed to replace the free standing ground sign.

No public comments were received by the Board.

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

Item # 4

Case: Ordinances of #11-09

Discussion: Upon direction of the Mayor and Council the matter was presented to the Board by the Planning Board Attorney Michael B. Kates amending an ordinance of the Municipal Land Use Ordinance of the City of Englewood. Appearing as an objector Meryl A. G. Goncher, Esq. regarding its application before the Zoning Board of the City Of Englewood of Elray Outdoor Corporation the Plaintiff in the litigation styled Elray Outdoor Corporation v. Board of Adjustment of the City of Englewood Docket No: A-4627-07 (App. Div. 2009). The objector requests that the ordinance subparagraph 4 be amended to permit a sign higher than 35 feet wherein sound wall barrier within 200 feet. Upon Board Discussion the Ordinance # 11-09 was approved in its original form proposed by the Mayor and Council.

Handwritten initials and date:
MD
3rd
8/2/11

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Item #5

Case: Ordinance of #11-08

Discussion: Upon direction of the Mayor and Council the matter was presented to the Board by the Planning Board Attorney Michael B. Kates. The ordinance amending the Englewood Site Plan Article 6 of the Municipal Land Use Ordinance pertaining to "Site Plan Approval - when required"

Upon Board discussion the Ordinance # 11-08 was approved in its original form proposed by the Mayor and Council.

Resolutions memorialized by the Board were:

#2011-6 Debra Appello Jump and Bounce
2011-9 Community Synagogue
#2011-15 ERA SOUTH
Resolution to go in to Closed Session

Minutes of the July 26, 2011 meeting were approved by the Board.

The meeting was adjourned on or about 11:15 pm.

Prepared by:
Mirjana Tarabocchia
Planning Board Secretary
City of Englewood