CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
January 5, 2012

Attendance:
Mayor Frank Huttle III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chair
Curtis Caviness
Lewis J. Baer
Toni Fay
Emily Mann
David Maron
Adam Brown
Michael Kates, Esq.
Mirjana Tarabocchia

Item # 1

Reorganization was postponed but the following new members took oaths of office and succeeded to their respective positions as members or alternate members as follows:

The Mayor appointed and swore in David Maron. Mr. Maron was appointed to a Class IV - Seat 1.1.11 – 12.31.14 will hold and fill the balance of the unexpired term.

The Mayor appointed and swore in James Demetrakis. Mr. Demetrakis was appointed to a Class IV – Seat 1.1.12 – 12.31.15 and will hold a 4 year term.

The Mayor appointed and swore in Emily Mann. Ms. Mann was appointed as Alternate #1 Seat 1.1.12 to 12.31.13 and will hold a 2 year term.

The Mayor appointed and swore in Adam Brown. Mr. Brown was appointed as Alternate #2 Seat 1.1.11 to 12.31.12 will hold and fill the balance of the unexpired term.

CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
January 5, 2012

Item # 2
Case No: 2011-27
Applicant: Engle Sky, LLC
Address: 44 East Palisade Avenue
Block: 2404 Lot: 7

Discussion: A duly noticed hearing was conducted on this Application for Preliminary and Final Site Plan approval. Appearing for the applicant attorney David Watkins, Esq. Testimony was received by Michael Hubschman, of Hubschman Engineering, P.A. and Kenneth Albert of K. Albert Associates, City Planner/Engineer.

Applicant entered into evidence Exhibit A-1 Colored Rendering – Site Plan dated 8/30/11, of Hubschman Engineering and Exhibit A-2 Architectural Rendering dated 8/26/11 of Zampolin & Associates.

Applicant testified that the applicant will build a 78 seat lunch and dinner restaurant on the 1st floor with a parking variance. Applicant proposes hours of operation from 11:00 am to 11:00 pm daily. Applicant also proposes to have 10 employees who shall park in the Municipal Parking Garage. Applicant agreed to validate and advertise for the patrons that parking is available and retained in the Municipal Garage. Applicant also agreed to have its dumpster covered and the area cleaned once a week with garbage pickup three times a week. Parking of the 2nd floor Tenants of the building shall be notified of the marked and identified spaces available behind the building. Applicant shall comply with the report of K. Albert City Planner/City Engineer.

No public comments were received.

Applicant shall return with an application before the Sign and Facade Committee relating to any proposed signage of the restaurant.

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

CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
January 5, 2012

Item # 3
Case No: 2011-31
Applicant: Parea Medical Goods, LLC d/b/a AMG Services
Address: 75 S. Dean Street
Block: 2408 Lot: 30
Discussion: A duly notice hearing was conducted on this Preliminary and Final Site Plan Approval for a proposed warehouse and wholesaling use and general office. Appearing for the Applicant attorney Richard J. Abrahamsen, Esq. Testimony was received by Dr. Moise and Kenneth Albert of K. Albert Associates, City/Engineer/City Planner.

Upon direction of the Board the applicant was advised to obtain a written determination of the City's Zoning Officer of its appropriate jurisdiction and to return to the necessary board with a new application.

Item # 4
Case No: 2011-26
Applicant: Metis Gasoline Service, LLC
Address: 491 State Highway Route 4 West
Block: 3805 Lot: 30
Discussion: At the request of the applicant the application for a Preliminary and Final Site Plan Approval for an expansion of an existing gasoline service station was not ready to proceed due to its scheduling conflict and the applicant will re-notice the public of its new hearing date with the stipulation that the Board to take action under the Municipal Land Use Law was extended by consent of the applicant to the new hearing date.

Item # 5
Case No: ERA SOUTH, LLC (FLAT ROCK SQUARE)
Address: W. Sheffield and Route 4
Block: 2602 Lot: 3.04
Discussion: A duly noticed hearing was conducted on the Preliminary and Final Site Plan Approval for a four story podium/parking 195 multi-unit residential building.

Appearing for the Applicant Louis D'Arminio, Esq. Testimony was received by Douglas Cohen and Kenneth Albert City Planner City Engineer, Mr. Christian Lessard, AIA,

Applicant entered into evidence Exhibits A-1, Overall Site Plan , A-2 Letter CV, Exhibit A-3 Sheet 2.05, Exhibit A-4 Material Board of the South Elevation, Exhibit A-5 Sheet A1.01, Exhibit A-6 Sheet A1.02 dated, 11.2.11, Exhibit A-7 Sheet A.102 dated 12/23/11, Exhibit A-8 Sheet A1.03 dated 11.2.11, Exhibit A-9, Sheet A.3.01 dated 11.2.11., Exhibit A-10 Sheet 2.02 dated 11.22.11, Exhibit A-11 Sheet A2.03 dated 11.2.11, Exhibit A-12 Sheet

CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
January 5, 2012

A 2.04 dated 12.23.11, Exhibit A-13 Sheet A4.03 dated 11.2.11, Exhibit A-14 Sheet A.4.01 w/a1 and a2.

No public comments were received.

Upon Board discussion the matter was continued to the January 26, 2012 hearing date.

Case No: 2011-30
Applicant: ERA South, LLC (Flatrock Square)
Address: W. Sheffield and Route 4
Block: 2602 Lot: 3.03
Discussion: The matter was scheduled for a hearing. Attorney for the Applicant requested that the matter be adjourned and carried to February 2, 2012 with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent of the Applicant to the February 2, 2012 meeting.

A discussion of the Subcommittee Members of the Master Plan shall meet with its committee members on January 11, 2012 at 6:00 pm to discuss the proposed RFP submissions.

The Minutes of the December 1, 2011 meeting were approved by the Board.

Resolutions memorialized by the Board were: #2012-22 ERA South
2011-5 Howdaver

The meeting was adjourned at 10:30 pm.

Mirjana Tarabocchia
Planning Board Secretary