

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
February 2, 2012**

Attendance:

Mayor Frank Huttler III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chair
Jack Drakeford, Councilman
Timothy Dacey
Toni Fay
Curtis Caviness
Adam Brown
David Maron
Emily Mann
Michael B. Kates, Esq.
Mirjana Tarabocchia

Upon roll call the Board Members went into closed session and returned to the dais and continued the hearing .

ITEM #1 Planning Board Reorganization

Marvin Anhalt was re-appointed as Planning Board Chairman.

James Demetrakis was re-appointed as Planning Board Vice Chairman.

Michael B. Kates, Esq. of Kates Nussman Rapone Ellis & Farhi, LLP was re-appointed as Planning Board Attorney.

Mirjana Tarabocchia was re-appointed as Planning Board Secretary.

Item # 2

Case No: 2011-26

Applicant: Metis Gasoline Service, LLC

Address: 491 State Highway Route 4 West

Block: 3805 Lot: 30

Discussion: A duly noticed hearing was conducted on this Preliminary and Final Site Plan Approval for an expansion of an existing gasoline service station.

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Appearing for the Applicant Mark J. Sokolich, Esq. Testimony was received by Steven A. Collazuol, Surveyor and Engineer, Kenneth Albert of K. Albert & Associates- City Planner / Engineer and Marios Lachanaris of Taki J. Langas and Associates -Architect.

Applicant entered into evidence Exhibits A-1 Site Plan Cover Sheet with a last revision dated of 8.23.11, Exhibit A-2 Existing Condition Plan , Exhibit A-3 Proposed Improvement Plan and Exhibit A-4 Architectural Plan of Taki J. Langas and Associates, dated 8.9.11

Public comments was received by Michael Benzwie and Sandra Greenberg.

Upon Board discussion the applicant has agreed to the terms set forth in Mr. Albert's report dated October 14, 2011.

The Applicant shall return to the Board for a formal signage review / presentation at a later date.

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

ITEM # 3

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 Michael Dipple of L2A Land Design, Jai Yoo, Mr. Cohen .

Appearing for the Objectors John W. Sywilok, Esq. - 62 East Rt. 4 East, LLC

Applicant entered into evidence Exhibit A-18 View Study Site, Exhibit A-19 View I Plan in 3-D, Exhibit A-20 View II Plan in 3-D , Exhibit A-21 Report of Simoff Engineering Associates dated January 26, 2012 , Exhibit A-22 Report of Simoff Engineering Associates dated February 2, 2012 and Exhibit A-23 Parking Design Chart

No public comments were received.

The matter was carried and continued to the February 23, 2012 hearing date.

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ITEM # 4

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 23, 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 23, 2011 meeting.

The Minutes of the January 26, 2012 meeting were approved by the Board.

The Resolutions memorialized by the Board were No. 2011-27 Engle Sky, LLC and No. 2012-1 This World: The Jewish Values Network

Board discussion: The report of Brown & Keener - Urban Design and Place Planning Proposal was approved by the Board for recommendation to the Mayor and Council.

The meeting was adjourned at 10:50 pm.

**Mirjana Tarabocchia
Planning Board Secretary**

Minutes Approved on February 23, 2012