CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
February 23, 2012

Attendance:
Mayor Frank Huttle III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chair
Timothy Dacey
Toni Fay
Lewis Baer
Adam Brown
David Maron
Michael B. Kates, Esq.
Mirjana Tarabocchia

Mayor Frank Huttle III announced to the Board that the Council approved the funding in the amount of $90,000 for the Master Plan at the Council meeting held on Tuesday, February 21, 2012.

ITEM #1
Case No: 2011-29
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 Kathryn J. Razin, Esq. and Michael Cohen, Esq. Testimony was received by William R. Vogt, Jr. of L2A Land Design, Professional Civil Engineer and George William, Professional Planner of Nishuane Group.

Applicant entered into evidence Exhibit A-24 Drawing of L2A – SK-03 Landscaped Berm Along Route 4, Dated 11/7/11; Exhibit A-25 Drawing of L2A– An enlarged version of Landscaped Berm identifying the planting specimens going eastbound on Route 4 and Exhibit A-26 Aerial Photograph of (Google Earth) authored by George Williams of Nishuane Group identified as Supplemental Multi Family Housing .

Applicant advised the Board with the new plantings identified in Exhibit A-24 will reduce the parking stalls from 312 to 293 banking 19 parking stalls.

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Applicant reviewed the report of City Planner/Engineer- Kenneth Albert of K. Albert Associates dated 2/23/12.

Applicant addressed a preliminary design of a designated drop off and pickup-area at the entrance along Sterling.

The Board was polled verifying that they have the read the transcripts to secure their voting eligibility of the following hearing dates that they were absent:
January 5, 2012 - Timothy Dacey responded yes;
January 26, 2012 – Toni Fay responded yes;
Marvin Anhalt responded yes;
February 2, 2012 – Lewis Baer responded yes

No public comments were received by the Board.
Upon Applicant's summation the matter was carried and continued to the March 22, 2012 hearing date wherein the applicant will have Mr. Vogt available for testimony along with Mr. Albert City Planner/City Engineer to further discuss the comments of Mr. Albert's 2/23/12 letter. Chairman will advise the applicant if any other professional may be needed to return for further questioning by the Board.

Applicant has agreed to carry the matter with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent of the Applicant to the March 22, 2012 meeting without the need to re-notice the public.

ITEM # 2
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 March 22, 2012with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent of the Applicant to the March 22, 2012 meeting.

Applicant will have a representative of Marriott at the March 22, 2012 meeting.

Minutes of the February 2 , 2012 meeting were approved by the Board.

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The Chairman announced to the Board and the public that the March 1, 2012 Planning Board Meeting will be cancelled and our next meeting date is March 22, 2012.

The meeting was adjourned at 9:25 p.m.

Mirjana Tarabocchia
Planning Board Secretary

Minutes Approved on April 26 2012