

Minutes

Englewood Planning Board

Thursday January 8, 2015

8:00 p.m.

Municipal Court 73 South Van Brunt Street

Meeting called to order at 8:10 p.m. by Mr. Demetrakis

Roll call, announcement of proper notice of meeting, salute to the flag

Members present: Mayor Huttle Mr. Baer, Mr. Maron, Mr. Demetrakis, Mrs. Mann

Absent: Mr. Anhalt

The following people were sworn in by Mayor Huttle:

Anthony David, Tim Dacey, David Maron, Councilman Forman, Adam Brown, Toni Fay

Roll call: Mayor Huttle, Ms. Fay, Councilman Forman, Mr. David, Mr. Baer, Mr. Maron, Mr. Dacey, Mr. Demetrakis, Mrs. Mann, Mr. Brown

Absent: Mr. Anhalt

Minutes :

Motion to approve the minutes of December 4th: Mr. Dacey Second: Mr. Baer
Passed by a vote of 8 yes (Huttle, Fay, Forman, Baer, Maron, Dacey, Demetrakis, Mann)
0 no

Reorganization 2015:

Motion to elect Mr. Demetrakis as Planning Board Chair: Mr. Baer Second: Ms. Fay
Passed by a vote of 9 yes (Huttle, Fay, Forman, David, Baer, Maron, Dacey, Demetrakis, Mann)
0 no

Motion to elect Mr. Baer as Planning Board Vice Chair: Councilman Forman Second: Mrs. Mann
Passed by a vote of 9 yes (Huttle, Fay, Forman, David, Baer, Maron, Dacey, Demetrakis, Mann)
0 no

Motion to select Michael Kates as Planning Board attorney: Mr. Maron Second: Mr. Baer
Passed by a vote of 9 yes (Huttle, Fay, Forman, David, Baer, Maron, Dacey, Demetrakis, Mann)
0 no

Motion to enter into closed session: Mr. Dacey Second: Mrs. Mann
All members voted in favor

At this time (8:25 p.m.) the board entered into closed session. All staff and members of the audience were asked to vacate the room. At 8:55 p.m. the board came out of closed session and the meeting continued. Motion to return to the meeting: Mr. Dacey Second: Mrs. Mann All members voted in favor.

New Business:

File#2014-18

West Family Ventures

Attorney Kates recused himself from this case. Jeff Zen acted as attorney for the board for this application.

Jaclyn D'Arminio, attorney for the applicant addressed the board and gave them an overview of the application. She called Jeffrey Morris from Boswell Engineering to be sworn in as the civil engineer for the applicant. Marked as evidence was:

A1-8 photos (passed to board)

The applicant is seeking approval to combine two rear parking lots. The applicant is proposing access through lot 9 to the rear parking area of lot 10 via an easement through lot 10. The applicant has no plans to consolidate the two lots. They would like to remove the retaining wall and change the grade. The meeting was open to the public to question Mr. Morris. No one came forward. The public portion of the meeting to question Mr. Morris was then closed.

The meeting was open for public comment. The following person came forward:

John Crum

The public portion of the meeting was then closed.

There was a board discussion and the chair suggested that Mr. Crum communicate with the applicant and have the case be continued until January 22, 2015.

File#2014-19 RHY Englewood LLC Really Hot Yoga 39 Park Place AKA 88 Engle Street

Matt Capizzi, attorney for the applicant addressed the board. He gave the board an overview of the application and called Andrew Podverezniak to be sworn in and testify as the architect for the applicant. The applicant is taking ½ of the vacant store for his business. The meeting was open to the public to question Mr. Podverezniak. No one came forward. The public portion of the meeting to question Mr. Podverezniak was then closed.

Jeff Morin, applicant was sworn in and gave testimony. He stated that the average number of class participants will be 15. They will employ 2 staff members. Cleanup and maintenance of the showers and lower level will be done by the staff. Mr. Morin was informed that he may only cover up to 15% of his windows and he agreed to that. He further agreed to comply with all signage regulations. Marked as evidence was the following:

A1-parking agreement with Ophir Gallery

He was informed that if an approval is granted he must not lose his private parking agreement. If he does, he must return to the board and will need to purchase 6 parking spaces from the City of Englewood.

The meeting was open to the public to question Mr. Morin. No one came forward. The public portion of the meeting to question Mr. Morin was then closed.

Motion to approve: Mayor Huttle Second: Mr. Maron

Passed by a vote of 9 yes (Huttle,Fay, Forman, David, Baer, Maron, Dacey, Demetrakis, Mann)

Announcements:

Resolution

File#2014-16 Englewood Builders, Urban Renewal Co carried to January 22nd

Application

File#2014-17 Congregation Shomrei Emunah, 89 Huguenot Avenue carried to February 5th

Motion to adjourn: Mrs. Mann Second: Mr. Dacey

Meeting adjourned at 10:25 p.m.

Respectfully submitted:

Tina Evans