



Minutes

Englewood Planning Board

Thursday March 24, 2016

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Baer, Mr. David, Ms. Fay, Councilman Forman, Mr. Maron

Members excused: Mayor Huttler, Mr. Dacey, Mr. Brown, Mr. Lasher, Chairman Demetrakis, Mrs. Mann

Also present: Attorney Kates, Mrs. Evans

The meeting was chaired by Vice Chairman Baer and called to order at 8:00 p.m.

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

Announcement:

File#2015-15 Old Dominion 50 East Palisade Avenue and 55 Grand Avenue
Moved to May 5th

New Applications:

File#2016-3 Infiniti 227 North Dean Street

The applicant was seeking approval to construct a 550 square foot addition for new car delivery. They were represented by **David Carmel, Esq.**

Edward Easse was sworn in and gave testimony as the architect and planner for the applicant. He testified that the addition is relatively small but is a needed addition for the business. They will add landscaping to the property around the addition. The meeting was open to the public to question Mr. Easse. No one came forward. The public portion of the meeting to question Mr. Easse was then closed.

Franz Volcy, City Engineer was sworn in. The Developer's Agreement is waived for this application. He stated that the lights must shine down in the parking area and not disturb the neighbors. The applicant cannot exceed 43 parking spaces. The meeting was open to the public to question Mr. Volcy. No one came forward. The public portion of the meeting was then closed. There was a board discussion.

Motion to approve: Ms. Fay Second: Mr. David

Passed by a vote of 5 yes (Forman, David, Baer, Maron, Fay)

0 no

File#2016-4 ERA South

West Sheffield and Route 4

The applicant was seeking an amended site plan approval and variance relief to expand the existing temporary parking lot along Sterling Boulevard. The temporary parking lot area will be increased from 10 parking spaces to 100.

Louis D'Arminio, Esq gave the board an overview of the application. Sworn in was **Douglas Cohen**, General Counsel for ERA South. Marked as evidence were the following:

A1-color coded site plan showing overall property site dated 3/24/16

A2-colored showing temporary office lot

Mr. Cohen stated that the lot will have appropriate lighting and drainage. They will also add landscaping. An asphalt curb will be placed around it. The applicant has a 2.5-3 year plan for a hotel. They agreed to the condition that the lot will not be used for off site parking.

Michael Dipple, Civil Engineer from L2A Land Design was sworn in. Marked as evidence was the following:

A3-preliminary and amended site plan (set) revised 2/15/16

The applicant will install 4 handicapped spaces in the northwest corner. The applicant will not need an additional developers agreement. No signage is planned for the parking lot. The application calls for 18' stalls where 19" are required. Planting areas are required between every row of 10 parking spaces. The applicant is not proposing any planting islands.

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

George Williams, Planner for the applicant was sworn in and gave testimony. He stated that the asphalt lot and curbing will be repaired if damaged. The applicant agreed to a yearly spring inspection of the lot. They also agreed to provide a landscaping plan for review. The meeting was open to the public to question Mr. Williams. No one came forward. The public portion of the meeting to question Mr. Williams was then closed.

Frantz Volcy, City Engineer was sworn in. He stated that the applicant will have a maintenance agreement in place for the curbing and the lot itself. They will have an amendment to the current

Developer's Agreement. They will also have a 4 year long "look see" and yearly inspections. He agreed to the smaller parking spaces and the removal of any planting islands. The meeting was open to the public to question Mr. Volcy. No one came forward. The public portion of the meeting to question Mr. Volcy was then closed. There was a board discussion.

Motion to approve: Ms. Fay Second: Mr. David
Passed by a vote of 5 yes (Forman, David, Baer, Maron, Fay)
0 no

Resolutions:

File#2016-1 Jae Ho Choi, 183 Engle Street
Motion to approve: Councilman Forman Second: Mr. David
Passed by a vote of 5 yes (Baer, Maron, David, Fay, Forman)
0 no

File#2016-2 Hudson Ivy, LLC 72 West Hudson Avenue
Motion to approve: Councilman Forman Second: Mr. Maron
Passed by a vote of 5 yes (Forman, Baer, Fay, David, Maron)
0 no

File#2015-5 Engel Burman at Englewood, LLC 412 South Van Brunt Street
Motion to approve: Mr. David Second: Councilman Forman
Passed by a vote of 4 yes (Baer, David, Fay, Forman)
0 no

Motion to adjourn: Councilman Forman Second: Mr. David
Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Tina Evans

