



Minutes

Englewood Planning Board

Thursday April 28, 2016

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Dacey, Councilman Forman, Mr. David, Mr. Baer, Mr. Maron, Chairman Demetrakis

Members excused: Mayor Huttler, Mr. Lasher, Ms. Fay, Mrs. Mann, Mr. Brown

Also present: Attorney Kates, Mrs. Evans

Meeting called to order at 8:00 p.m.

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

Minutes:

Motion to approve the minutes of March 24th: Mr. Baer Second: Mr. David

Passed by a vote of 4 yes (Forman, David, Baer, Maron)

0 no

New Application:

File#2016-6

Balthazar Bakery (Provence LLC)

The applicant appeared before the board proposing an amended site plan and variance relief for the 445 square feet expansion at the northern side of the existing structure. The addition is for an oven upgrade. They were represented by **Jacqueline D'Arminio, Esq.**

Jorel Vaccaro, Civil Engineer for the applicant was sworn in. He stated that the bakery was working with outdated ovens that were labor intensive. The newer ovens would increase production. The oven is being manufactured in Germany. Marked as evidence was the following:

A1-photo of building showing generator. The generator will be moved to the roof and will not be seen.

Paula Oland, bakery employee was sworn in. She stated that the bakery plans to remove two or three ovens and replace it with the newer more energy efficient one. It will reduce carbon emissions. Marked as evidence was:

A2-document from Heuft Oven Company who is the manufacturer of the oven

She further stated that the room would be sprinkled and that the chimney brick wall will match the building.

The meeting was open to the public to question Mr. Vaccaro and Ms. Oland. No one came forward. The public portion of the meeting to question Mr. Vaccaro and Ms. Oland was then closed.

Frantz Volcy, City Engineer was sworn in and gave testimony. He asked for clarification about the appearance of the applicant losing one parking space. He was assured that the possible loss of one space will not affect the overall parking. 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.

The meeting was open to the public for comments. No one came forward. The public portion of the meeting for comments was then closed.

Motion to approve: Mr. Dacey Second: Mr. David

Passed by a vote of 6 yes (Dacey, Forman, David, Baer, Maron, Demetrakis)

0 no

Resolutions:

File#2016-3 Infiniti of Englewood, 227 North Dean Street

Since Chairman Demetrakis had recused himself from this application he did not take part in the vote on the resolution. He stepped down from the dais and left the meeting at 8:47 p.m. Vice Chairman Baer then chaired the meeting.

Motion to approve: Councilman Forman Second: Mr. David

Passed by a vote of 4 yes (David, Maron, Baer, Forman)

0 no

File#2016-4 ERA South, Sterling Boulevard and Route 4

Motion to approve: Mr. Baer Second: Mr. David

Passed by a vote of 4 yes (David, Maron, Baer, Forman)

0 no

Public Comments:

Mr. Maron spoke about design standards and building heights on Palisade Avenue

Motion to adjourn: Mr. David Second: Mr. Maron

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Tina Evans