

Minutes

Englewood Planning Board

Thursday May 26, 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, Mrs. Mann

Members excuse: Mayor Huttie, Mr. Lasher, Ms. Fay, Mr. Brown

Also present: Mrs. Evans, Attorney Kates

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

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

Communications:

Request for extension of time for NVE Bank-535 Grand Avenue (represented by Mitch Abrahams)

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

Passed by a vote of 7 yes (Dacey, Forman, David, Baer, Maron, Demetrakis, Mann)

0 no

Request for extension of time for East Coast Automotive-30 Van Nostrand Avenue (represented by Brian Chewcaskie)

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

Passed by a vote of 7 yes (Dacey, Forman, David, Baer, Maron, Demetrakis, Mann)

Announcements:

File#2016-5 Luxury Haus, 40 Rockwood Place Moved to June 2nd

Resolution:

File#2016-6, Balthazar Bakery (Provence LLC), 214 South Dean Street

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

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

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New Application:

File#2015-14 Old Dominion Company, 50 East Palisade Avenue and 55 Grand Avenue. The applicant was represented by Brian Chewcaskie.

The applicant is seeking site plan approval as well as variance relief to change a four story building to a mix use retail and residential five story building. The fifth floor will be added. Michael Hubschman, engineer for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A1-overall site plan dated 10/16/2015

A2-site plan showing 50 East palisade Avenue and 55 Grand Avenue

The footprint of the building will stay the same.

The applicant will be providing required parking at 55 Grand Avenue. It is a two story parking structure. A variance is needed for this site because off site parking for residential use should not be more than 300' from the property. The applicant is proposing a site that is 840' away. The applicant will continue to ensure that the existing lighting will not disturb the neighbors. In accordance with City Engineer Frantz Volcy's engineering report the applicant will repair the sidewalk. Board member Mr. Maron asked about the right of way and safety of people trying to access the area. Board member Mr. Baer suggested a non tandem setup.

The meeting was open to the public to question Mr. Hubschman. The following person came forward:
Melvin Boudrot 81 Tracey Place

The public portion of the meeting to question Mr. Hubschman was then closed.

Conrad Roncati, Architect for the applicant was sworn in. Marked as evidence were the following:

A3-Photos of the parking garage taken by Mr. Roncati

A4-Rendering of existing building and the proposed new structure.

A5-Sheet A101 dated 11/11/2015 location map and proposed floor plan

A6-A102 remaining floor plans of the building

This case is continued to June 2nd

Minutes

Motion to approve the minutes of April 28th: Mr. Dacey Second: Mr. David
Passed by a vote of 6 yes (Dacey, Forman, David, Baer, Maron, Demetrakis)
0 no

Sign Ordinance Review:

Neil Desai, representing the RBA Group discussed the draft of the proposed sign regulations for the Planning Board to review. The board will vote on the changes at the June 23rd meeting.

Public:

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

Motion to adjourn: Mr. Dacey Second: Mr. Baer
Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Tina Evans