

**CITY OF ENGLEWOOD- PLANNING BOARD**  
**MINUTES**  
**June 3, 2010**

**Attendance:**

Marvin Anhalt, Chairman  
James Demetrakis, Vice Chair  
Charlotte Bennett Schoen, Councilwoman  
Arthur O'Keefe  
Lewis J. Baer  
Jordan Comet, Alternate I  
Richard J. Abrahamsen, Esq., Board Attorney  
Mirjana Tarabocchia, Board Secretary

**Item #1**

**Case No: 2010-13**

**Applicant: Alza Inc,**

**Address: 104 Grand Avenue**

**Block: 2408 Lots: 17, 16, & 27**

**Discussion:** A duly noticed public hearing was conducted on this amendment to the Preliminary and Final Approval. Appearing for the Applicant Nicholas G. Sekas, Esq. of Sekas & Associates. Applicant proposes to add a 3<sup>rd</sup> Floor to a pre-existing approval. Appearing for the Objectors Michael Profita, Esq. of Profita & Associates. Testimony was given by Matthew Greco, of McNally Engineering and Steven B. Lazarus, Architect of Axis Architectural Studio. Applicant entered into evidence Exhibit A-4 Written Authorization for Zoning Application; Exhibit A-5 Site Plan Cover Sheet- dated: 5/13/2010-TS1; Exhibit A-6 - Revised Site Plan dated: 5/13/2010 - SP1; A-7; Exhibit A-7 Revised - Bldg Height Plan dated: 5/13/2010 -GP1. Objectors entered into evidence O-1 June 3, 2010 Memorandum of K. Albert and Associates and O-2 Comments of Fire Department.

The Applicant testified that the Applicant will supply tandem parking reserved for the tenants of the proposed application with an option for valet parking if necessary. The Applicant agreed to the sign being relocated per the recommendations of Sign and Facade Committee. The easement of the prior approval shall be obtained by Brian Chewcaskie, Esq. and the City of Englewood and City Solicitor. The applicant represented that the Building Height of the Application is now 44.9 feet and the prior approval's Building Height was 45 feet

*James J. Baer*  
*Mirjana Tarabocchia*  
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for a 2 story building wherein the applicant proposed to build an additional floor by redesigning the interior.

Upon Board discussion the Applicant has agreed to provide an alternate parking plan for the 18 tandem parking spaces. The applicant will provide the Board and the Objectors with said parking plan prior to the next hearing. The matter has been carried to July 8, 2010 without the need to re-notice.

**Item #2 - Executive Closed Session**

**Litigation:** ERA South, LLC and Englewood Redevelopment Associates Pad, LLC vs. City of Englewood Planning Board, Mayor and Council of the City of Englewood, et al    **Docket Nos:** Ber-L-233-09 Ber-L-3319-09

**Discussion:** Upon Board discussion the matter was approved to proceed in executive closed session.

Minutes of the May 25, 2010 meeting were approved by the Board.

Meeting was adjourned at 9:50 p.m.

*June 29, 2010*  
*James J. Smith*