

CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
July 27, 2010

Attendance:

Mayor Frank Huttle III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chair
Charlotte Bennett Schoen, Councilwoman
Arthur O'Keefe, Police Chief
Lewis J. Baer
Curtis Caviness
Marion Imperatore
Toni Fay
Richard J. Abrahamsen, Esq., Board Attorney
Mirjana Tarabocchia, Board Secretary

Item # 1

Item # 2 2010-13

Applicant: Alza Inc,

Address: 104 Grand Avenue

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

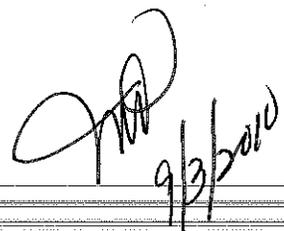
Discussion: A duly noticed public hearing was conducted^{es} on this Application for a Preliminary and Final Site Plan Approval to Amend prior approval.

Mayor Frank Huttle III continues to recuse himself from this application and has stepped off the dais.

Appearing for the Applicant Brian Chewcaskie of Gittleman, Muhlstock and Chewcaskie. Appearing for the Objectors Michael Profita of Profita and Associates.

Testimony was given by Conrad Roncati of Architectura with revised plans dated 6/28/2010.

Applicant entered into evidence A-8: Letter dated 6/25/10 addressed to the City Manager a proposal of the applicant to purchase Block 2408 Lot 16; A-9: Executed Parking License Agreement; A-10 T100 architectural drawing/table dated 6/28/10; A-11 EX100 architectural drawing dated 6/28/10 (Color


9/3/2010

Rendering); A-12" A100 Proposed 3 story plans dated 6/28/10 (Color Rendering); A201, A202, A203 Proposed Exterior Elevations dated 6/28/10 (Color Rendering). The Objectors entered into evidence O-3: Colored Photograph of roof and ribars taken on 7/27/2010; O-4 Colored photograph of said roof southwest corner with a 9 x 20 opening/penetration, taken on July 27, 2010.

Applicant now proposes to add a 3rd floor to a prior approval of a bank/office building with a 9 parking variance with a 20 cars parked on site. The proposed 3rd floor with a gross area of 3,554 square feet with minor changes to the building with a 43 parking requirement if the 3rd floor will be used as general office or if used as a medical office it would require a 47 parking spaces with the prior 9 space variance will still continue wherein 38 spaces provided 18 spaces of Lot 27 which are to be tandem parking spaces.

Applicant advised the Board that the Applicant's prior approval had begun construction and is currently being constructed with slight changes extending the building length as well as changes to the cutback of the basement due to surface rock at below grade eliminating an area of the 1st floor of the building.

The Applicant is currently constructing the building with the new floor plans submitted by reducing each floor plan from the prior approval to meet the current application before the board.

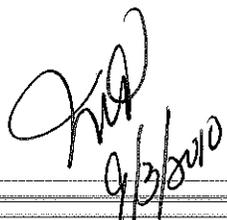
Upon Board discussion the matter was carried to October 7, 2010 with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent to the October 7, 2010 meeting.

Minutes of the July 8, 2010 meeting were approved by the Board.

The Resolutions of Ordinance #10-04 were approved by the Board as set forth on the record of comments/corrections.

Mr. Anhalt announced that the August 2010 Planning Board Meetings were adjourned and our next meeting will be on September 2, 2010.

Meeting was adjourned at 10:00p.m.



Handwritten signature and date: 9/3/2010