

**CITY OF ENGLEWOOD- PLANNING BOARD  
MINUTES  
October 7, 2010**

**Attendance:**

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

**Item # 1**

**2009-15**

**Applicant: Elite Car Salon, Inc.**

**Address: 107 S. Dean Street**

**Block: 2408 Lot: 25**

**Discussion:**

This matter was scheduled for a public hearing. Attorney for the Applicant request that the matter be adjourned and carried to November 4, 2010 without the need to re-notice the public and with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent of the applicant to the November 4, 2010 meeting.

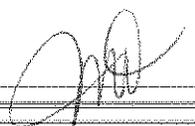
**Item # 2 2010-13**

**Applicant: Alza Inc,**

**Address: 104 Grand Avenue**

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

**Discussion:** This matter was scheduled for a public hearing. Attorney for the Applicant advised the Board that the matter has been withdrawn without prejudice by written notice of August 12, 2010.



**Item # 3**

**Case No: 2009-1**

**Applicant : Englewood Redevelopment Associates, LLC**

**Block: 2517 Lot: 3.03**

**Block 2518 Lots: 1.01 and 1.02**

**Discussion:** The matter was scheduled for a public hearing. Attorney for the Applicant request that the matter be adjourned and carried to November 30, 2010 with the need to re-notice the public and with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent to the November 30, 2010 meeting.

**Item # 4**

**Case No: 2010-18**

**Applicant: East Coast Volkswagen**

**Address: 30 Van Nostrand Avenue**

**Block: 2913 Lot:1**

**Discussion:** A duly noticed public hearing was conducted on this Preliminary and Final Site Plan with ancillary variances for a proposed new automobile dealership. Appearing for the Applicant attorney Paul Kaufman. Applicant entered into evidence Exhibits A1-Colored photograph prepared by Barteluce Architects and Associates, A2-Colored photograph prepared by Barteluce Architects and Associates, A3-Colored photograph prepared by Barteluce Architects and Associates, A4 - Board of 10 Photographs of existing conditions taken 3-4 months ago prepared by Barteluce Architects and Associates, A-5 Aerial Photograph of the site from the NJ DEP Website taken off the internet on October 4, 2010 prepared by Sean Moronski and A-6 6- Photographs taken a few weeks prior to the hearing date taken by Sean Moronski.

Testimony was given by Michael Gatti, licensed architect of Barteluce Architects and Associates; David Juzmeski a licensed engineer of Neglia Engineering, Sean Moronski a licensed planner of Burgis and Associates and Kenneth Albert of K. Albert & Associates City Planner/City Engineer.

Applicant proposes to redevelop a preexisting building structure into a new auto dealership with a service area, show room, waiting room and a rental and sales office with a 14 bay area for servicing its vehicles as well as a car wash with a self contained water system. Applicant will not have auto body repairs on site.

Deliveries will be made after its daily business hours. Parking will be in the front yard due to the wetlands issues of the rear area of property.

No public comments were received by the Board.

Upon Board discussion the Applicant will comply with the comments of K. Albert report dated August 31, 2010 with the encouragement of the developer, if financially feasible to install solar panels at the time of the development. The parking variance shall be reevaluated in one year. The Board shall retain jurisdiction. Applicant will have no more than 24 employees on site and will provide offsite parking for said employees when offsite parking becomes available. The applicant will provide a carting service for the recyclables of cardboard and metal. The applicant will return for a further review with the City Planner/City Engineer within 1 year of final development due to the fact that the Owners of the Property did not testify. The matter was approved by the Board and a Resolution shall be prepared.

**Item # 5**

**Case No: 2010-16**

**Applicant: Eli Sagan and Frimi Sagan**

**Address: 153 Dwight Place**

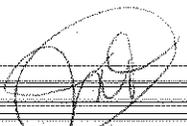
**Block: 2708 Lot: 20.01**

Discussion: A duly noticed public hearing was conducted on this application for a minor subdivision with ancillary variance for the proposed Lot 21. Attorney Elliot W. Urdang appearing for the applicant.

Testimony was given by Massimo Piazza a licensed Surveyor.

Applicant entered into evidence A-1 6 photographs taken by Massimo Piazza on October 6, 2010; A-2 Preliminary Plat sheet C-1 dated July 6, 2010 and Sheet SV-1 dated July 5, 2010.

The Applicant testified that the single family residence on lot 20.01 shall remain in its original condition with no improvements and all its pre-existing non conformities. The subdivision of lot 20.01 will require a side yard variance set back for the pool deck area. The applicant did not provide a rendering for the proposed lot and its new use.



No public comments were received.

Upon Board discussion the matter was approved by the Board and a resolution shall be prepared.

**Item # 6**

**Case No: 2010-19**

**Applicant: NJ Restaurant Equipment Corp.**

**Address: 26 E Forest Avenue ( and parking lot across the street)**

**Block: 2802 Lot: 20**

**Block: 2902 Lot: 3**

**Discussion** A duly noticed public hearing was conducted on this application for this Preliminary and Final Site Plan Application for a proposed warehouse with multiple variances. Appearing for the Applicant Attorney Elliot W.Urdang.

Testimony was given by Niel Cohen, Principal of New Jersey Restaurant Corp.; Harry Turvel, Licensed Engineer/Planner; Kenneth Albert of K. Albert Associates, City Planner/City Engineer; Harutyun Saganda, Manager/Representative of the Owner of said properties.

Applicant testified that the proposed warehouse hours of operation shall be Monday through Friday are 9-5 and Saturday 10-4. The Applicant proposes to use Lot 3 in Block 2902 as a warehouse and Lot 20 in Block 2802 which shall service as a parking lot and provide 13 parking spaces for the warehouse use. The properties are across the street from each other on Forest Avenue. Applicant advised the Board that there will be no more than 4 employees consisting of a driver, drivers assistant and 2 warehouse helpers .

The representative of the owner Harutyun Saganda testified that the two piece of property involved in this application are leased and linked together in this application and cannot be sold or leased separately.

No public comments were received by the Board.

Upon Board discussion the Applicant agreed with the terms of K. Albert memo which was set forth on the record and that Lot 20 in Block 2802 shall only operate as a parking lot for this application. It will be repaved, striped and a planting island will replace the first parking space to enhance the neighborhood; the parking spaces remaining shall be 9 ½ feet wide to allow a more adequate traffic flow and a board on board wood fence shall be installed on the west side of the parking lot and that the two properties shall be linked together and will not be separately sold or leased. The matter was approved by the Board and a resolution shall be prepared.

**# 7 Item Added at the request of the Applicant at the time of the meeting.**

**Case No: 2009-11 Applicant: 229 Engle Street Associates, LLC Address: 229 Engle Street Block: 1103 Lot: 16**

**Discussion:** Appearing in behalf of the Applicant Elliot W. Urdang, Esq. Testimony was received by Donald Porrino, Zoning Officer of the City of Englewood. Mr. Porrino advised the Board that he has received a formal complaint by an adjoining neighbor that the Applicant was currently operating its practice with more physicians on staff than approved and was also advertising it on its exterior sign. Mr. Urdang addressed the Board that the physicians were not all there at the same time. Upon a show of hands the Board voted that the applicant was in violation of its original approval and that the zoning officer impose it recommendations/violations. The Board also advised the Applicant to come back before the Board for a new application if it desired.

City Zoning Officer Mr. Porrino addressed the Board that the Planning Board Applications should be updated and posted on the City's website. Mr. Porrino further discussed his concerns of the parking waivers for any restaurant use should be conditioned upon parking leases with the City or neighboring property owners be monitored in a feasible manner with the Zoning Department and if so of how it could be better controlled.

The minutes of the September 2, 2010 meeting were approved by the Board.

Resolution memorialized by the Board were Benzel Busch Motor Car Corp and Church of Jesus Christ Latter Day Saints.

The meeting was adjourned at 10:45 PM

