

CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
February 23, 2010

Attendance:

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

Whispering Woods Hearing

Case/Applicant: East Hill Synagogue

**Litigation: 138 Brayton St. LLC vs. Englewood Planning Board and
East Hill Synagogue Pas-L-1921-08**

Discussion: Board Attorney Richard J. Abrahamsen advised the Board that the matter presented on the record at the 2/4/10 meeting Litigation styled as 138 Brayton Street, LLC vs. Planning Board of City of Englewood, East Hill Synagogue, Docket No: Pas-L-615-08 has been settled/resolved between the parties. The Board is not bound by their private settlement agreement.

The Resolutions of 2003 and 2008 are still in full force and effect. If the parties come to a disagreement of said settlement agreement the parties will litigate such issues between themselves.

Item #1 2009-15

Applicant: Elite Car Salon, Inc.

Address: 107 S. Dean Street

Block: 2408 Lot: 25

Discussion: A duly noticed hearing was commenced for this Sign Waiver Application. Attorney Matthew G. Capizzi, presented the application. Applicant proposes to install a Standing Sign, Plug in Neon Sign, Light Box Face Sign, Ground Sign, and a Banner Sign of a total of 344 square footage wherein in 40 square feet allowed. Testimony was given by Mr. Willbright. Applicant entered into evidence Exhibit A-1 consisting of 6 photos on 3 page submission. Upon Board discussion the applicant agreed to meet with the Sign

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and Façade Committee. The matter was continued to the March 23, 2010 meeting without the need to notice the public.

Item # 2

Case No: 2010-1

Applicant : Alza, Inc. - 74 Grand Avenue

Address: 104 Grand Avenue 105 South Dean Street

Block: 2408 Lots: 17 & 26

Discussion: A duly noticed hearing was conducted for this Amended Preliminary and Final Site Plan Application and Sign Waiver of a proposed 3rd Floor. Attorney Brian M. Chewcaskie presented the Application. Mayor Frank Huttle III recused himself from this application and had stepped down from the dais. Attorney Michael Profita, Esq. appearing for the Objectors PNA Associates, LLC. The application is part of a prior approval of 9/3/2009 and memorialized on October 29, 2009.

The 1st part of this application is a sign waiver. Upon Board discussion the sign waiver application was approved by the Board and a resolution shall be prepared.

As to the 2nd portion of this application wherein the Applicant proposes to construct a third floor to a pre existed approval of the Bank of New Jersey with a drive thru, and offices on the second floor, Testimony was given by Matthew Grecco of McNally Engineering, LLC and Mr. Lazarus of Axis Architectural Group; Elisabeth Dolan of Dolan and Dean Engineering Licensed Traffic Engineer and Kenneth Albert City Planner/City Engineer.

Applicant entered into evidence Exhibit 1-A-1 Letter dated 12/4/09 of Karen Rawl; Exhibit 2- A-2 Site Plan identified as SP1, Last Revised 11/2/09 of McNally Engineering consisting of 7 sheets. Exhibit 3-A-3 Exterior Proposed Plans of Alza Inc. Last Revised 9/15/09 identified as A-1, and Exhibit 4-A-4 Elevation View of Alza Inc. identified as A2.

Applicant proposes to only add a third floor for offices in the SBD Zone. Applicant advised that there would be no changes to the existing structure of the building, no changes to the ingress and egress of the prior approval and now seeking to increase the parking variance to 44 spaces wherein 20 spaces are provided.

Upon Board discussion the request for the 2nd portion of the application for a 3rd floor addition was denied and a resolution shall be prepared.

Item # 3

Case No: 2010-5

**Applicant: The Jewelry Box of Englewood, Inc.
d/b/a Big Buddha**

Address: 24 North Dean Street

Block: 1206 Lots: 90

Discussion: A duly noticed hearing was conducted for this Sign Waiver Application. Attorney Eric David Becker, Esq. presented the application. Applicant proposes to install a sign of a different color than white which is attached to the same building located next to the premises and will remain as well. The Applicant originally proposed a red sign, but due to the unavailability of the said color the Applicant now proposes a yellow sign.

Testimony was giving by Patrice T. Schaffer owner/operator of Big Buddha a national brand manufacturer of handbags and sells to department stores and specialty stores. Applicant entered into evidence Exhibits A1 and A2 Photograph of the white sign, Exhibits A3 and A4 Photo's of other awning signs of neighboring establishment in the area and A-5 Swatch of the proposed awning sign Sunburst Yellow # 82013 FireSist (Fm) Glen Roven/Sunbrella. Applicant testified that the proposed sign/awning size of and proposed lettering is consistent with the neighboring sign. This sign shall be placed on 1 building with 2 different stores.

No public comments were received.

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

Item # 4

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 public hearing. Attorney for the Applicant requested that the matter be carried to 3/23/2010 meeting, with the stipulation that the time for the Board to take action under the Municipal Land Use Law was extended by consent to that meeting.

The meeting was adjourned.

Minutes Approved

April 8, 2010

