

CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
February 4, 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
Jordan Comet, Alternate I
Toni Fay, Alternate II
Richard J. Abrahamsen, Esq.
Mirjana Tarabocchia

The Board swore in the new Board Members:

Ms. Imperatore was appointed to the Class IV seat, Ms. Imperatore shall complete the remaining term of Anita Sniderman. 1/1/07- 12/31/10.

Toni Fay was appointed to the Alternate II Seat - Term 1/1/10 - 12/31/10

ITEM # 1

Item #1 - 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: The parties presented a settlement agreement to the Board in an attempt to settle the litigation styled as 138 Brayton Street, LLC vs. Planning Board of City of Englewood, East Hill Synagogue, Docket No: Pas-L-615-08. Appearing for the Applicant Steven Rother, Esq. and Bruce Rosen, Esq. for the Objectors. Testimony was received by Kenneth Albert of K. Albert Associates, City Planner/Engineer. Applicant entered into evidence - Stipulation of Settlement.

No public comments were received.

M. Imperatore
2/2/2010
1/8

Upon Board discussion Counsel for East Hill Synogogue will present the conditions/terms presented and agreed upon the parties and the Board as follows:

2003 and 2008 Resolutions shall be incorporated by reference and attachment in full force and effect.

That all what was discussed shall be consented to by East Hill Synoguge also with provisions. That nothing in the stipulation shall be construed to limit powers of the Englewood Planning Board by the State of New Jersey.

Parking restriction recommended shall be limited to the area affected by the notice, making it a 2 sided no parking area. If Mayor and Council does not adopt an ordinance incorporating the parking requirement in this stipulation of settlement the matter will be resubmitted to the Board within 48 hours or the settlement is null and void.

Upon Board discussion the matter Whispering Woods Hearing Stipulation and a resolution shall be prepared upon a written notice of Applicant, East Hill Synagogue approval of said terms.

Item # 2

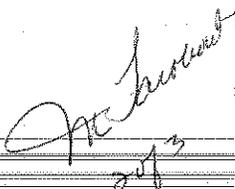
Case No: 2009-2

Applicant : Tudor Hall Condominium Association

Block: 1102 Lot: 23

Block 2518 Lots: 1.01 and 1.02

Discussion: A duly noticed public hearing was conducted on this Application for a Final Site Plan and Parking Waiver. Appearing for the Applicant Mark Forman, Mr. Giordano, Architect, James DeSantis a member of the Tudor Hall Condo Association and Kenneth Albert of K. Albert Associates City Planner/City Engineer. Public comments were received from Councilman, Ken Rosenzweig. The applicant testified that they propose to install a board on board fence screening at the request of the neighboring property owners, removal of a few trees to increase the parking lot by 13 spaces which is located across the street from Tudor Hall on Engle Street. Upon Board discussion and the recommendation of Mr. Albert of the elimination of no trees larger than 10 inches in caliper shall be taken down. The applicant agreed to the terms and the matter was approved by the Board and a Resolution shall be prepared.

A handwritten signature in cursive script, possibly reading "Mark Forman", is written in the bottom right corner of the page. Below the signature, the date "2/13" is written.

ITEM # 3

No: 2010-4

Applicant: Cutie Patooties Playspace, Inc.

Address: 105 North Dean Street

Block: 1203 Lots: 1 & 12

Discussion: A duly notice public hearing was conducted on this Application for an Amended Preliminary and Final Site Plan Application for Children's Play area on the Second Floor. Appearing for the applicant Matthew Cappezzi, Esq. Testimony was given by Mr. Rosenberg, licensed architect, Applicant Ms. Simpkins and Kenneth Albert of K. Albert Associates, City Planner/Engineer. Applicant entered into evidence Exhibits A1 Layout Floor Plan, A2 Photo of existing building. The Applicant represented that the use will be for a Play Recreation Center and/or Day Care Center, and also to facilitate birthday parties etc. A parent and/or caregiver to be accompanied with the child/children participating in the center. This facility will be a membership organization and the name is a copyright. Classes are scheduled for daily and weekends duration of 45 minutes to hour long.

The Applicant agreed that this approval is not subject to the sign waiver and that portion of the application shall be forwarded to the sign and façade committee and will come back to the board at a later date for a sign application.

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

The minutes of the January 7th and January 26th, 2010 meetings were approved by the Board.

The meeting was adjourned at 10:55 pm.

Mr. Sanderson
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