

CITY OF ENGLEWOOD- PLANNING BOARD

MINUTES

January 29, 2008

8:00 P.M.

Attendance

Mayor Michael Wildes

Marvin Anhalt

Lenore Schiavelli

Charlotte Bennett Schoen, Councilwoman

Michael Strulowitz

Jordan Comet

Warren Finkel

Eric Herschmann

Curtis Caviness

Richard J. Abrahamsen, Esq.

Mirjana Tarabocchia

Kenneth Albert, City Engineer/Planner

The Mayor appointed and swore in new Board Members

Lenore Schiavelli was Re-Appointed to the Class II Seat 1.1.08 to 12.31.08 and will hold a 1 year term.

Councilwoman, Charlotte Bennett Schoen was appointed as the Class III member.

Marvin Anhalt was Re-Appointed to a Class IV Full Seat formerly held by Fitz Haney 1.1.08 to 12.31.11 and will hold a 4 year term.

Eric Herschmann was appointed to a Full Seat 1.1.07 to 12.31.10 and will complete the remaining 3 years out of the 4 year term formerly held by Michael Strulowitz.

Curtis Caviness was appointed to Alternate #2 formerly held by Sandra Greenberg 1.1.08 to 12.31.09 and will hold a 2 year term.

Michael Strulowitz was appointed to a Full Seat 1.1.08 to 12.31.10 and will complete the remaining 3 years out of a 4 year term formerly held by Marvin Anhalt.

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The Board Members were sworn in.
Marvin Anhalt was chosen as Planning Board Chair.
Michael Strulowitz was chosen as Planning Board Vice Chair.
Richard J. Abrahamsen, Esq. was appointed as Planning Board Attorney.
Mirjana Tarabocchia was appointed as Planning Board Secretary.

Case No: 2007-25

Applicant: Benzel-Busch Motor Car Corp.
Address: 24 Grand Avenue
Block: 2404 Lot: 15

Discussion. A public hearing was conducted on this Application for a Sign Approval and waiver. Nicholas Doria, Esq. presented the application to the Board. Testimony was received by Arthur Sikula, Architect. Applicant entered into evidence Exhibit A, B. The report of Emily Mann of the Sign and Facade Committee was addressed to the Board. Public Comments were received by Marian Imperator, Sandra Greenberg. Upon Board discussion the matter was approved by the Board and a Resolution shall be prepared.

Case No: 2007-24

Applicant: Timepiece Collection
Address: 58 East Palisades Avenue
Block: 2404 Lot: 11

Discussion. Attorney for the Applicant Jeffrey Zenn, Esq. presented the application for a Site Plan and Sign Waiver. Testimony was received by Mr. Barteluce, Architect. Applicant entered into evidence Exhibits A1, A2, A3, A4, A5, and A6. The report of the Emily Mann/Sign and Facade Committee was addressed to the Board. The Applicant was recommended to meet with the Sign and Facade Committee for modifications of the wall sign and tower-entrance. Upon Board discussion the matter was carried to February 7, 2008 meeting.

Applicant: Whispering Woods Hearing /East Hill Synagogue
Address: 255 Walnut Street
Block: 1503 Lot 8

Re: East Hill Synagogue 2003 Approval

Discussion. David Rutherford, Esq. appeared as special counsel in connection with the litigation of the Applicant East Hill Synagogue. Eric Herschmann recused himself from the Board on this application. The Planning Board and the applicant have been litigating for many years in the United States District Court

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and the Third Circuit Court of Appeals over the conditions imposed by the Board in its resolution permitting the limited use of tents on the parking lot. The original resolution limited the annual number of tented events to 3 events subject to a permit procedure and other conditions. It is proposed that the litigation be settled by increasing the annual number of tented events to 12 with a limit of 2 -

events per month but subject to all of the other conditions of the 2003 approval. The settlement proposal further provides that the right to have tented events shall expire upon the completion of the construction of the recently approved expansion of the synagogue or in 4 years.

The original 2003 resolution shall remain in force except that the annual limit of tented events shall be 12 and the monthly maximum shall be 2. Public comments were received by Mr. Rosen, Esq. counsel for 138 Brayton Street, as an intervener to the lawsuit. Mr. Schaefer, Robert Spira, Sandra Greenberg and Ms. Leadman.

Upon Board discussion the settlement agreement was approved.

Case No: 2008

Applicant: Tudor Hall Condominium Parking Area Modification

Address: 275 Engle Street

Block: 1102 Lot: 23

Discussion. Kenneth Albert appeared before the Board as an interest to improve the parking area of Grand Avenue parking lot and to increase the parking spaces. Upon Board discussion Mr. Albert was advised that without a formal written application along with the proper notices to the public the matter can not go forward without the applicant/owners request.

Minutes of the 1/3/08 meeting were approved by the Board.

Meeting was adjourned.