

**CITY OF ENGLEWOOD- PLANNING BOARD**

**MINUTES**

**October 2, 2008**

**8:00 P.M.**

**Attendance**

Mayor Michael Wildes  
Marvin Anhalt, Chairman  
Lenore Schiavelli  
Eric Herschmann  
James Demetrakis  
Curtis Caviness  
Rev. Vince Monden  
Dr. Gerardo Yablonovich  
Stacy Maza  
Richard J. Abrahamsen, Esq.  
Mirjana Tarabocchia

**Case No: 2008-14**

**Applicant: Yolanda Falcon and the 2004 Trust for the  
Benefit of Jose A. Falcon, Jr.**

**Address: 464 Myrtle Avenue and 461 Westview Avenue**

**Block: 3806 Lots: 1**

**Discussion:** A duly noticed hearing was conducted for this Minor Subdivision Application with ancillary variances. Attorney Marc E. Leibman, Esq. represented the Applicant. Testimony was given by Kevin Kaine, Licensed Planner. The applicant is seeking to subdivide the property into 2 lots, so that the two existing residences originally located on Lot 1 can be designated separately into the proposed lots Lot 1.01 and Lot 1.02. No comments were received from the Public. Upon Board discussion the matter was approved by the Board and a Resolution shall be prepared.

**Case No: 2008-15**

**Applicant: 229 Engle Street Associates, LLC**

**Address: 229 Engle Street**

**Block: 1102 Lot: 16**

**Discussion :** A duly noticed hearing was conducted for this Preliminary and Final Site Plan Application with ancillary variances for an existing medical office. Attorney Elliot Urdang, Esq. represented the Applicant. Testimony was given by Mr. Piazza of Piazza Engineering , Nicholas Verderese and Kenneth Albert of K. Albert and Associates/City Planner and Engineer. No comments were received from the Public. The applicant agreed to the recommendations of the

Board and the City Planner / Engineer. Upon Board discussion the matter was approved by the Board and a Resolution shall be prepared.

**Case No: 2008-16**

**Applicant: Englewood Re-Development Associates, LLC  
ERA South, LLC - Flatrock Square**

**Address: W. Sheffield and Route 4**

**Block: 2602 Lot: 3.03**

**Discussion :** The Applicant for the Preliminary and Final Site Plan Application was rescheduled to November 25, 2008 at the request of the Applicant .

**Case No: 2008-17**

**Applicant: Angelo & Dominica Nigro**

**Address: 12-18 South Dean Street**

**Block: 2403 Lots: 6**

**Discussion:** A duly noticed hearing was conducted for this Application to amend Final Site Plan Approval. The Applicant presented the application. The Applicant is seeking to reduce the total square footage previously approved from 6,580 square feet to 3,193 square feet. Testimony was received by Michael Higgins, Licensed Architect and Kenneth Albert of K. Albert Associates, City Engineer/Planner. No comments were received by the Public. The applicant agreed to the recommendations by the City Planner to pay for the installation of a railing along the southside curb line of the parking garage entrance near the side entrance of Cassie's Restaurant. Upon Board discussion the matter was approved by the Board and a Resolution shall be prepared.

The Minutes of the September 4, 2008 and September 23, 2008 were approved by the Board.

The Board reviewed the Resolution adopted by the City Counsel for a preliminary investigation regarding the Area Of Redevelopment for Liberty School located at the corners of Liberty Road and Tenafly Road at the October 30<sup>th</sup>, 2008 Planning Board Meeting.

The meeting was adjourned at 10:00 p.m.