

**CITY OF ENGLEWOOD- PLANNING BOARD**  
**MINUTES**  
**September 6, 2007**  
**8:00 P.M.**

**Attendance:**

Mayor, Michael Wildes ( arrived @ 9:15)  
Marvin Anhalt, Chairman  
Lenore Schiavelli  
Fitz Haney  
Ken Rosenzweig, Councilman ( arrived @ 8:05 pm)  
Sondra Greenberg  
Leland Robinson  
Richard J. Abrahamsen, Esq.  
Mirjana Tarabocchia  
Kenneth Albert

**Item # 1        Concept Review / Work Session**  
**Case # 2007-14**  
**Applicant: Denyse Valencia**  
**Address: 102 Lafayette Place**  
**Block: 2018 Lot: 13**

**Discussion:** The Board reviewed the Application for a Subdivision. Rosemarie Tubito, Esq. - Law Offices of David Watkins, Esq. and Michael Hubschmann/ Engineer and Planner presented the Application to the Board. The Board requested that the Applicant provide a rendering of the proposed elevations-footprint of the proposed dwelling for the hearing. The matter was scheduled for a public hearing on November 1, 2007.

**Item # 2        Concept Review / Work Session**  
**Case No: 2007-16**  
**Applicant: Ysidro & Ramona Then**  
**Address: 131 West Demarest Avenue**  
**Block: 602 Lot: 18**

**Discussion:** The Board reviewed the Application for a Subdivision. Francis A. Ciambrone, Esq. presented the Application to the Board. The Board requested that the Applicant provide a rendering of the proposed elevations-footprint of the proposed dwelling and an analysis of the number of families in the surrounding properties at the hearing. The existing dwelling is proposed to remain the same as a 3-family dwelling. The proposed new dwelling would be a single family dwelling. The matter was scheduled for a public hearing on November 1, 2007.

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**Item #3 Concept Review/Work Session**

**Case No: 2007-20**

**Name of Development: Englewood Commons**

**Applicant: Englewood Redevelopment Associates Residential Pad, LLC**  
**As Assignee of Englewood Redevelopment Associates , LLC**

**Address: South Van Brunt/ Nordhoff Place**

**Discussion:** The Application is for an Amended Final Site Plan Application for a reduction of required residential parking spaces. By the request of the Applicant the matter was rescheduled to the September 25<sup>th</sup> 2007, meeting without the need to re-notice and it was announced to the public.

**Item # 4 Public Hearing**

**Case # 2007-10**

**Applicant: 46 West Palisades, LLC**

**Address: 46 West Palisades Avenue**

**Block: 2305 Lot: 2**

**Discussion:** The Application is for a Preliminary Site Plan Application with ancillary variances for a Martial Arts Studio. By the request of the Applicant the matter was rescheduled to the September 25<sup>th</sup>, 2007 meeting without the need to re-notice and it was announced to the public.

**Item # 5 Public Hearing**

**Case # 2007- 17**

**Applicant: GNU Business Opportunities**

**Address: 89 West Palisades Avenue**

**Block: 614 Lot: 11**

**Discussion:** Application is for Final Site Plan Approval with Ancillary Variances for a fast / casual restaurant - sale of chicken wings and related foods. Testimony was received by John A. Conte, Jr. Esq., Matthew Nielson, and Frank Mileto, Architect/Planner presented the application with the new plans indicating all the original seating has been removed. The Applicant presented that the facility will have no on-site consumption of food; deliveries would be received by the rear of the building; garbage would be stored indoors in a refrigerated container and picked up bi-weekly. The Applicant would have only 4 employees. The employees would park off-site at a facility designated by the parking agreements obtained. The agreements were not presented to the Board. The Applicant indicated that the food will be prepared and picked up by the consumer. Public comments was received by Mr. Mahesh Patel and

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Mr. Zah Kahn. After Board discussion the application was denied. A resolution shall be prepared.

Mayor Michael Wildes arrived at 9:15.

Minutes of the August 2, 2007 were approved by the Board.

Resolutions memorialized by the Board - Mandoo, Inc. , HSL Urban Renewal Corp and Zhang Yan Lin/ Tex Mex Grill.

The meeting was adjourned at 9:25 pm.