

**CITY OF ENGLEWOOD- PLANNING BOARD
MINUTES
October 10, 2007
8:00 P.M.**

Attendance:

Mayor, Michael Wildes (arrived @ 9:15)
Marvin Anhalt, Chairman
Lenore Schiavelli
Michael Strulowitz
Fitz Haney
Jordan Comet
Warren Finkel
Ken Rosenzweig, Councilman (arrived @ 9:25 pm)
Sondra Greenberg (arrived @ 8:15 pm)
Leland Robinson
Richard J. Abrahamsen, Esq.
Mirjana Tarabocchia
Kenneth Albert

Item # 1 Concept Review/Work Session

Case No: 2007-15
Applicant: Dodge of Englewood
Address: 476 Grand Avenue
Block: 3005 **Lot:** 3

Discussion: At the request of the applicant the matter was scheduled for a work session/concept review. Attorney for the Applicant requested by letter that the matter be rescheduled and carried to November 1, 2007, 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.

Item # 2 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
Block: 2517 **Lot:** 3.03
Block: 2518 **Lot:** 1.01 & 1.02

Discussion: A duly noticed concept review/public hearing was conducted on this Amended Final Site Plan Approval. The Attorney for the Applicant, Louis D'Arminio presented the application. The Applicant is seeking an amendment in order not to build one level of parking in the Building A Parking garage. The Applicant claimed it was due to an error. The amendment would result in a shortfall of 52 approved spaces.

Testimony was given by the Applicant, Peter Hekeminian, Michael Dipple, Engineer, George Williams, Planner. Applicant entered into evidence Exhibit A-1. The Applicant now proposes 1.77 stalls per unit from the original 1.97 stalls per unit originally approved in eliminating one level of parking of Building A Parking Garage. Richard J. Abrahamsen, Esq. Attorney for the Board addressed the Applicant in connection with the RSIS Standard being applied and whether a waiver from the State or a *de minimus* exception was sought. Testimony by Mr. Williams, a Planner, stated that the Applicant sought a *de minimis* exception and not a waiver. The extra level of parking could be added later if necessary. The matter was approved by the Board with the condition that when the Board reviews the entire project in December 2008 that if there arises a need for the 52 spaces the Applicant will build them if required by the Board. A reallocation of all parking spaces will be submitted to the Board. The Applicant is required to come before this Board in December 2008 for further evaluation of the project.

Public Comments were received by Theresa Thomas, Charlotte Schoen, Ken Albert and Gene Skurnick

Appearing as Objectors: Gene Skurnick, Theresa Thomas.

Item # 3 Concept Review / Work Session

Case # 2007-21

Applicant: Riviera Produce, Inc.,

Address: 205 Jackson Street

Block: 2504 Lot: 1

Discussion: The Board reviewed the Application for Preliminary Site Plan Approval with ancillary variances. Nicholas Sekas, Esq., McNally Engineering and Benjamin Friedman, Applicant presented the Application. The matter was carried to November 1, 2007 for a public hearing.

Item # 4 Public Hearing

Case # 2007-10

Applicant: 46 West Palisades, LLC

Address: 46 West Palisades Avenue

Block: 2305 Lot: 2

Discussion: A public hearing was conducted for a Preliminary Site Plan Application with ancillary variances for a martial arts studio.

-page 3-
City Of Englewood Planning Board
Minutes of October 10, 2007

The Attorney for the Applicant, Brian Fowler, Esq. presented the application. Testimony was received by Mr. Cha of Palisades Design Group, Architect, Lisa Ann O'Leary, Gary Dean, Parking Expert. Applicant entered into evidence Exhibits A1 and A2. The matter was approved by the Board and a Resolution shall be prepared. No Public comments were received by the Board.

Minutes of the September 6, 2007 meeting were approved by the Board.

The meeting was adjourned at 11: 15 p.m.