

**CITY OF ENGLEWOOD- PLANNING BOARD  
MINUTES  
November 1, 2007  
8:00 P.M.**

**Attendance:**

Marvin Anhalt, Chairman  
Lenore Schiavelli  
Michael Strulowitz  
Jordan Comet  
Rev. Vernon Walton (arrived @ 8:20 pm)  
Ken Rosenzweig, Councilman (arrived @ 8:10 pm)  
Sondra Greenberg (arrived @ 8:15 pm)  
Richard J. Abrahamsen, Esq.  
Mirjana Tarabocchia

**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 27, 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 # 2007-19**

**Applicant:** 3-8 Associates c/o Town Motors

**Development:** Town Motors Service Center

**Address:** Van Brunt Street

**Block:** 2411   **Lots:** 1.03 & 2.01

**Discussion:** At the request of the Applicant the matter was scheduled for a Work Session Concept Review. Attorney for the Applicant requested a 60 day adjournment with the stipulation that the time for the Board to take action under the Municipal Land Use Law was extended. The matter will be rescheduled in the 2008 calendar with the condition that the Applicant must re-notice the public.

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

**Case # 2007- 22**

**Applicant:** Town Motors

**Name of Development:** Town Motors Automobile Showroom

**Address:** 400 South Dean Street

**Block:** 2901   **Lot:** 6

**Discussion:** At the request of the Applicant the matter was scheduled for a Work Session Concept Review. Attorney for the Applicant requested a 60 day adjournment with the stipulation that the time for the Board to take action under the Municipal Land Use Law was extended. The matter will be rescheduled in the 2008 calendar with the conditions that the Applicant must re-notice the public.

**Item # 4 - Public Hearing**

**Case # 2007-21**

**Applicant: Riviera Produce, Inc.,**

**Address: 205 Jackson Street**

**Block: 2504 Lot: 1**

**Discussion:** The Attorney for the Applicant Nicholas Sekas, Esq. presented the application. Testimony was received by Joseph Glembocki of McNally Engineering and Steven Lazarus , Architect. Applicant entered into evidence Exhibits A1 and A2. The matter was approved by the Board in compliance with the recommendations of Kenneth Albert/ City Engineer, a Resolution shall be prepared. Public comments were received by Cornelia Rodgers.

**Item # 5 - Public Hearing**

**Case No: 2007-14**

**Applicant: Denyse Valencia**

**Address: 102 Lafayette Place**

**Block: 2018 Lot: 13**

**Discussion:** With no appearance by the Applicant or the Attorney for the Applicant the matter was dismissed without prejudice, *res judicata*, for lack of prosecution. The applicant will have to re-file the entire application if it chooses to be heard. Public Comments were received by Theresa Thomas, Objector.

**Item # 6 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:** The Attorney for the Applicant, Reginald Jenkins, Esq. presented to the Board that the Applicant would like to withdraw the approved application of October 10, 2007, due to Applicant's Lender uncertainty of funding monies held in escrow for the future build-out of one level of parking of Building A Parking Garage. The Applicant will comply with the Memorialized Resolution of December 17, 2003. Upon Board discussion the request for the withdrawal was approved. A Resolution shall be prepared.

**Item # 7**

**Executive Closed Session To Discuss Litigation**

**Discussion: Upon Board discussion the matter will be discussed at the November 27, 2007 meeting.**

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City of Englewood Planning  
Board Minutes- November 1, 2007

Minutes of the October 10, 2007 meeting were approved by the Board.  
Resolutions memorialized by the Board: Historical Preservation Englewood Master Plan  
Revised Riverso Associates, Inc. and GNU Business Opportunity - Denial

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