

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
November 3, 2011**

Attendance:

Mayor Frank Huttle III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chairman
Curtis Caviness
Lewis Baer
Emily Mann
Michael B. Kates, Esq. Board Attorney
Mirjana Tarabocchia, Board Secretary

Item # 1

Case No: 2011-18

Applicant: 197,LLC

Address: 197 Lafayette Place

Block: 2113 Lot: 25

Discussion: A duly noticed hearing was conducted on the application for a Minor Subdivision to separate the lot into two lots with one having the existing single-family residence and the other the multi-family dwelling. Appearing for the Applicant Douglas Bern, Esq. of Kaufman, Semerano Bern, Deutsch & Leibman, L.L.P. Testimony was received by Steven J. Collazuol, Collazuol & Associates, Professional Engineers, Land Surveyors and Planners, and Applicant/Owner Christian Yegen. Applicant entered into evidence Exhibit A-1 Drawings consisting of 4 sheets with a last revision date of 6.29.11.

No public comments were received.

Upon Board discussion the matter was approved and a resolution shall be prepared.

Item # 2

Case No: 2011-23

Applicant: Philadelphia Sign Co.

Address: 15 W Palisades Avenue

Block: 2404 Lot: 1.01

Discussion: A duly noticed hearing was conducted on the Application for a Sign Waiver for a Bank/Retail Facility. Appearing for the Applicant Allyson M. Kasetta, Esq. of Kaufman, Semerano Bern, Deutsch & Leibman, L.L.P. Testimony was received by Robert Daniels of Philadelphia Sign CO. Applicant advised the Board that they have met with the Sign and Façade Committee. Upon Board discussion the applicant has agreed to the recommendations of Emily Mann, Sign & Façade Committee Member, and the terms set forth in the report of the

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City Engineer and agreed to the conditions of approval set forth on the record. The matter was approved and a resolution shall be prepared.

Chairman, Marvin Anhalt announced that the Mayor has arrived at the meeting.

Item # 3

Case No: 2011-5

Applicant: Howdavar Associates, LLC

Address: 403 Grand Avenue

Block: 2911 Lot: 32

Discussion: A duly noticed hearing was conducted on this Application for a Preliminary and Final Site Plan and Sign Waiver with variance relief for a medical office. Appearing for the Applicant Matthew G. Capizzi, Esq. and the Attorney for the Objectors Bruce R. Rosenberg, Esq. Of Winne, Banta, Hetherington, Basralian & Kahn. P.C.

Testimony was received by Kenneth Ochab, Planner; Nicholas Verderese, Transportation Engineer and Louis Luglio of L2 Group, Traffic Engineer.

Applicant entered into evidence Exhibit A-6 - Traffic Impact Assessments of KZA dated 10/26/11 and Exhibit A-7 - Letter from the Bergen County Planning Board, Alan J. Camlet.

Public comments were received by Robert Rothman, Esq.

Upon Board discussion the matter was adjourned and carried to November 21, 2011 meeting date with consent for the Board to take action under the Municipal Land Use Law was extended to the hearing date of November 21, 2011.

A packet shall be prepared by the Board Secretary of the transcript of the meetings to date and any exhibits that may have been distributed at prior meetings, that were not initially included by the Applicant /Objector in the packets to the Board for a final review.
The parties have agreed to give a final summation on November 21, 2011 prior to Board discussion.

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Item # 4

Case No: 2011-20

Applicant: Indoor Playgrounds, LLC (Sign Application)

Address: 14-20 Grand Avenue

Block: 2404 Lot: 13 & 14

Discussion: At the request of the applicant the application for a sign waiver was withdrawn and counsel for the applicant did not appear.

Minutes of the October 25, 2011 meeting were approved by the Board

Resolutions memorialized by the Board were 2011-11- Mehfil-E-Shaw- E-Khorasan Center
2011-28 Infiniti of Englewood Realty Co., LLC

Meeting adjourned approximately @ 11:02 p.m.