

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
February 22, 2011**

Attendance:

Marvin Anhalt, Chairman
James Demetrakis , Vice Chair
Curtis Caviness
Marion Imperatore
Toni Fay
Emily Mann
Michael B. Kates, Esq.
Mirjana Tarabocchia

ITEM #1

Case No. 2011-3

Applicant: Alza, Inc.

Address: 104 Grand Avenue

Block: 2408 Lots: 16, 17, 26 & 27

Discussion: A duly noticed hearing was conducted on this Application for a Preliminary and Final Site Plan approval. Appearing for the applicant attorney Brian Chewcaskie, Esq. Appearing for the objectors attorney Michael Proita, Esq.

Testimony was received by Conrad Roncati, of Architecture and Kenneth Albert City Engineer/City Planner and Douglas Doolittle of McNally Engineering.

Public comment was given by Ms. Greenberg.

Applicant entered into evidence Exhibit - A7 Engineering Site Plan Last Revised 10/26/10 with hand written notations; and Exhibit - A7 Engineering Drawings market Sheet AB-1 Progress As-Built Plan, dated 12/21/10.

Objector entered into evidence Exhibit O-1 A photograph of the South Elevation taken by Anita Buchakjian on February 22, 2011. Exhibit O-2 A photograph of the subject project taken by Anita Buchakjian on February 3, 2011. Exhibit 0-3 A photograph of the roof taken by Anita Buchakjian. Exhibit O-4 A photograph of the roof taken by Anita Buchakjian during the course of construction. Exhibit O-5 Proposed Site Plan drawings with a revision date of 10/6/10. Exhibit 0-6 Approved Site Plan with a last revision date 7/6/09. Exhibit O-7 A photograph of the rear lot taken by Anita

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Buchakjian. Exhibit O-8 A photograph of the Palisades Furniture Store taken by Anita Buchakjian. Exhibit O-9 A photograph of Song Piano Store taken by Anita Buchakjian. Exhibit O-10 A photograph of Lot 27 taken by Anita Buchakjian.

Upon Board discussion the matter was carried to March 22, 2011 meeting with the stipulation and the consent of the Applicant for the Board to take action under the Municipal Land Use Law was carried to the March 22, 2011 meeting date.

ITEM # 2

Case No. 2011-1

Applicant: East Coast Automotive, Inc. (East Coast Volkswagen)

Address: 30 Van Norstrand Avenue

Block: 2913 Lot: 1

Discussion: The matter was scheduled for a hearing. Attorney for the Applicant requested that the matter be rescheduled to March 22, 2011 and the public will be noticed of the new date with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent of the Applicant to the March 22, 2011 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 approval. The Applicant proposes to expand an existing bank to a medical office building along with a sign variance. Appearing for the applicant attorney Matthew G. Capizzi, Esq. Appearing as an objector Robert Rothman, Esq. The matter was conducted as a Work Session. Upon Board discussion the applicant will meet with the Sign and Façade Committee and the matter will be carried to the March 22, 2011 without the need to re-notice the public with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent of the Applicant to the March 22, 2011 meeting.

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The Minutes of the February 3, 2011 meeting were approved by the Board.

The meeting of March 3, 2011 was cancelled due to the low volume of cases. The announcement was made by the Chairman.

The meeting was adjourned at 10:20 pm.