

**CITY OF ENGLEWOOD  
PLANNING BOARD  
MINUTES  
July 26, 2011**

**Attendance:**

Marvin Anhalt, Chairman  
Curtis Caviness  
Lewis Baer  
Toni Fay  
Emily Mann  
Michael B. Kates, Esq.  
Mirjana Tarabocchia

**Item #1**

**Case No: 2011-5**

**Applicant: Howdavar Associates, LLC**

**Address: 403 Grand Avenue**

**Block: 2911 Lot: 32**

**Discussion:** The matter was scheduled for a hearing. Attorney for the Applicant, Matthew Capizzi, Esq. and the Attorney for the Objectors Bruce R. Rosenberg, Esq. requested and agreed that the matter be adjourned and carried to the September 1, 2011 with the stipulation for the Board to action was extended by consent of the parties to the September 1, 2011 hearing date.

**Item # 2**

**Case No: 2011-6**

**Applicant: Debra Appello d/b/a Jump and Bounce**

**Address: 250 South Van Brunt Street**

**Block: 2505 Lot: 1.01**

**Discussion:** A duly noticed hearing was conducted on this Application for Preliminary Site Plan Attorney Elliot W. Urdang, appearing for the Applicant. Attorney Daniel Steinhagen, Esq. appearing for the Objector 240 Humphrey Street Associates, LLC.

Testimony was received by Raphael Levy- Owner, Debra Appello, Justin Taylor - Engineer, Katherine Gregory - Planner.

Applicant entered into evidence Exhibit A-1 Letter Brief dated 4/7/11; Exhibit A-2 - Letter lease of 2,23 Realty and Jump up n Bounce Inc. dated 6.7.11; Exhibit A-3 Tenant Improvements to Existing Commercial Space Proposed Children's Play Center of V.C.A. Group with a last revision date of 6/7/11; Exhibit A-4 Report of Justin Taylor of KZA.

*Handwritten initials and number:*  
JN  
12

**CITY OF ENGLEWOOD  
PLANNING BOARD  
MINUTES  
July 26, 2011**

Objector entered into evidence 0-1 Letter Brief dated 4.6.11; 0-2 E.L.Design Center website printout dated 7.26.11; 0-3 New Jersey Guide to Handicapped Parking consisting of 4 sheets from the publication of Department of Human Services Division of Disability Services; 0-4 A sheet of photographs consisting of 2 photo's authored by Attorney for the Objector taken on or about 7/21/11.

Applicant testified that there would be no overlap of events with a minimum of a half hour time spaced between parties/event; a limit of 50 person occupancy at any given time.; employees shall park off-site; a parking lease of 12 spaces shall be provided for the site.

No public comments were received by the public.

Upon summation of the applicant and objector and Board discussion the applicant agreed to the recommendations of the Board and the recommendations of the City Planner/Engineer Kenneth Albert 's report set forth on the record.

The matter was approved and a resolution shall be prepared.

**Item # 3**

**Case: City of Englewood Land Use Ordinance #11-11**

**Discussion:** A presentation was given by Richard J. Abrahamsen, Esq. regarding the recommendations of the Governing Body proposal of amending the Planned Unit Development PUD-1 Overlay Zoning District and Amending the Zoning Ordinance in connection with the litigation filed by ERA South, LLC. Upon Board discussion the Board recommended that a report/comments of Kenneth Albert of K. Albert & Associates City Planner/Engineer be prepared and distributed to the board for further review and comments. Upon said report the matter will be re- scheduled before the Board.

Minutes of the July 7, 2011 meeting were approved by the Board.

The meeting was adjourned on or about 11:45 pm.

Prepared by:  
Mirjana Tarabocchia  
Planning Board Secretary  
City of Englewood