

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
July 7, 2011**

Attendance:

Mayor Frank Huttle III
Marvin Anhalt, Chairman
James Demetrakis, Vice Chair
Gerald Marion
Curtis Caviness
Lewis Baer
Toni Fay
Robin Klehr Avia
Michael B. Kates, Esq.
Mirjana Tarabocchia

Item # 1

Case No: 2011-9

Applicant: Community Synagogue of Tenafly & Englewood

Address: 509 Engle Street

Block: 1001 Lots: 1.04 and 2

Discussion: A duly noticed hearing was conducted on this Application for a Preliminary and Final Site Plan for an expansion to its house of worship. Appearing for the Applicant Brian Chewcaskie, Esq. Testimony was received by Michael Hubschman of Hubschman Engineering, P.A.; Kenneth Albert City Planner/City Engineer of K. Albert Associates; Mr. Fox; David Spatz Professional Planner. Applicant entered into evidence Exhibit A-6 revised site plan consisting of 7 sheets with a last revision date of 6/23/11; Exhibit A-7 -Board of cultured stone to be utilized on the exterior façade; Exhibit A-8 Board of laminated wood in an ash tone finish to be utilized on the exterior façade; Exhibit A-9 - A stucco board to be utilized on the exterior façade. Exhibit A-10 report of K. Albert dated April 27, 2011. Applicant testified that there will be no catering on the premises. There will be no concurrent uses or services on site. The applicant advised that the new house of worship will be designed for its current membership. The variances/waivers requested are in the RA Zone consists of a bulk variance; rear yard setback; side yard set back; building coverage; planting area; buffering; impervious coverage; parking variance and a design waiver.

Upon Board discussion the applicant has agreed to the terms of approval set forth on the record. The applicant's approval is also conditioned upon the approval of the



**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
July 7, 2011**

Borough of Tenafly and by the Bergen County Planning Board . The application is also condition upon execution of a Developers Agreement.

No public comments were received.

The matter was approved and a resolution shall be prepared.

Upon the completion of this application Ms. Robin Khler Avia has stepped off the dais and left the meeting.

Item # 2

Case No: 2011-4

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.

Mayor Frank Huttler III recused himself from this application and stepped of the dais.

Michael Profitia, Esq. appearing for the Objectors and Brian Chewcaskie, Esq. appearing for the Applicant. Testimony was received by Donald Porrino, Zoning Officer of the City of Englewood. Mr. Porrino requested guidance from the Board regarding the issuance of a Certificate of Occupancy for a proposed tenant at this facility prior to the approval of this application. Upon Board discussion the Board advised Mr. Porrino that the building department not issue a Temporary and/or a Certificate of Occupancy to the proposed tenant of the building prior to the completion or approval of this application.

The application was carried to August 23, 2011 with the stipulation for the Board to take action under the Municipal Land Use Law was extended by consent by the parties to the August 23, 2011 hearing date.

OMA
2-7

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
July 7, 2011**

Item # 3

Case No: 2011-15

Applicant: Englewood Commons

Address: South Van Brunt Street and Nordhoff Place

Lots: 3.03 , 1.01, 1.02

Block: 2517 & 2518

Proposed Use: A duly notice hearing was conducted on this Application for a application for an Amended Preliminary and Final Site Plan application for drainage and dredging on the site.

Appearing for the Applicant Stephen M. Eisdorfer, Esq. of Hill Wallack, LLP- Entity Englewood Redevelopment Residential Pad of Retail Pad and Office Pad - Owners Managing Partner Peter Hekemian.

Testimony was received by Neil Zimmerman, Esq. representing Residential Pad and Kenneth Albert, City Planner/Engineer of K. Albert Associates.

Applicant entered into evidence Exhibit A-1 - Letter of Kenneth Albert dated May 28,2009; Exhibit A-2 Modified Site Drainage Concept Plan dated July 7,2011; Aerial Photograph taken by Kenneth Albert and Exhibit A-4 Detailed Drawing prepared by Kenneth Albert dated June 23, 2011 - Sheet SK-1 titled Nordhoff Place Storm Drainage Concept Plan.

No public comments were received.

The applicant agreed to the terms set forth on the record. Upon Board discussion the matter was approved and a resolution shall prepared.

2011- RFP Master Plan Request for proposal from Planning Firms was presented by Planning Board Attorney Michael B. Kates.

Upon Board discussion the matter was approved.

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
July 7, 2011**

Resolutions Memorialized by the Board were #2011-7 Bushwick Industries
#2011-13 - DeSalvo & Shong, P.C.

Minutes of the June 21, 2011 meeting were approved by the Board.

The meeting was adjourned on or about 11:00 pm.

Prepared by:
Mirjana Tarabocchia
Planning Board Secretary
City of Englewood

MT
4-4