

**CITY OF ENGLEWOOD
PLANNING BOARD
MINUTES
September 1, 2011**

Attendance:

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

Item # 1

**Applicant: Howard Liss Subdivision Interpretation
268 Robin Road
Blk: 2807 Lot 4.01**

Discussion: An interpretation discussion at the request of the applicant regarding a prior subdivision approval in need of perfecting a deed. Appearing for the applicant attorney Reginald Jenkins, Esq. Testimony was received from Howard Liss and Kenneth Albert of K. Albert Associates, City Planner/Engineer.

No public comments were received.

Upon Board discussion the matter was scheduled to the September 19, 2011 hearing date with the need of the applicant to notice the public.

Item # 2

Case: Master Plan (revision up-date)

Discussion: Third Round Housing Element and Fair Share Plan. A presentation was given by Elizabeth Leheny a Professional Planner of Phillips Preiss Grygiel, LLC. Testimony was also received by Kenneth Albert of K. Albert Associates, City Planner/Engineer.

No Public Comments were received.

Upon Board discussion the matter was carried to September 19, 2011 for further review.

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Item # 3

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 approval. Appearing for the applicant attorney Brian Chewcauskie, Esq. Appearing for the objector's attorney Michael Profita, Esq. Prior to the start of this application Mayor Frank Huttle III has continued to recuss himself from this application; and Marvin Anhalt, Chairman also recused himself at this point of the Application and both member stepped of the dais and left the meeting.

Objector entered into evidence Exhibit O-13; photograph of subject premises as is today; Exhibit 0-14 - photograph with a truck on site; Exhibit Photograph of the parapet roof line; Exhibit 0-16 Photograph of the parapet and roof line; Exhibit 0-17 - 1 sheet consisting of 4 photographs of other locations of Bank of New Jersey taken on 4/6/11 and Exhibit 0-18 - an internet real estate listing of Loop Net dated 9/9/2010 of the proposed real estate listing of the subject property consisting of 3 pages with 2 photographs of the proposed building to be built.

Testimony was received by: Kenneth Albert of K. Albert Associates, City Planner/City Engineer. Mr. Roncati; Mr. John Milanos and Anita Buchakajian.

Board motioned to go into closed session. Meeting continued before the public that the applicant is seeking approval as to the as - in - condition.

Board entered into evidence BD-1 Report authored by Kenneth Albert Associates, dated August 31, 2011.

No public comments were received.

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

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Item # 4

Case No: 2011-5

Applicant: Howdavar Associates, LLC

Address: 403 Grand Avenue

Block: 2911 Lot: 32

Discussion: Application for a Preliminary and Final Site Plan and Sign Waiver with variance relief for a medical office. The matter originally scheduled for September 1, 2011 has been adjourned and carried with consent of the applicant to the a September 19, 2011 a special meeting without the need to re-notice the public

Item # 5

Case No: 2011-11

Applicant: Mehfil-E-Shaw E-Khorasan

Address: 28 Tenafly Road

Block: 607 Lot: 1

Discussion: Application for a Preliminary and Final Site Plan Approval for a proposed house of worship and redevelopment of priest's residence. The matter originally scheduled for September 1, 2011 has been adjourned and carried with consent of the applicant to the September 27, 2011 meeting without the need to re-notice the public.

Item # 6

Case No: 2011-19

Applicant: Komar Realty, LLC

Address: 180 S. Van Brunt Street

Block: 2409 Lot 10

Discussion: Application for a Preliminary and Final Site Plan Approval for a wholesale commercial kitchen. The matter originally scheduled for September 1, 2011 has been adjourned and carried with consent of the applicant to the September 27, 2011 meeting without the need to re-notice the public.

Minutes of the August 23, 2011 meeting were approved by the Board.

The meeting was adjourned on or about 12:30 pm.

Prepared by:
Mirjana Tarabocchia
Planning Board Secretary
City of Englewood