

**CITY OF ENGLEWOOD  
PLANNING BOARD  
MINUTES  
November 29, 2012**

**Attendance:**

Mayor, Frank Huttle III  
Marvin Anhalt, Chairman  
James Demetrakis, Vice Chair  
Timothy Dacey  
Marc Forman, Councilman  
Toni Fay  
Lewis Baer  
Curtis Caviness  
Adam Brown  
Emily Mann  
David Maron  
Michael Kates, Planning Board Attorney  
Mirjana Tarabocchia, Board Secretary

**Mayor Frank Huttle III stepped off the Dais and left the room prior to the discussion of #2011-4 Alza Inc.**

**Re: 2011-4 Alza Inc. P & A Associates v. Alza, Inc. and Englewood Planning Board**

**Discussion:** Michael Kates, Esq. Planning Board Attorney advised the Board the Courts decision of remand and to either to introduce new testimony or amend the memorialized resolution. Upon Board discussion the Board decided to simply amend the resolution and to carry the matter to December 6, 2012 to allow the attorneys involved in the litigation to be advised of its decision.

**Mayor Frank Huttle III return to the room and Dais upon the completion of the Board's discussion of 2011-4 Alza Inc. and remained on the dais to the conclusion of said meeting.**

**Case No: 2012-3  
Applicant: East Hill Synagogue  
Address: 255 Walnut Street  
Block: 1503 Lot 8**

**Discussion:** At the request of the Applicant the matter was carried to the December 6, 2012 hearing date without the need to re-notice the public.

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**Case No: 2012-7**

**Applicant: Englewood Spirits, LLC t/a Englewood Delta**

**Address: 19 East Ivy Lane**

**Block: 702 Lot: 5**

**Discussion:** A duly noticed meeting was conducted on this Application for a sign application for a Delta Gas Station. Appearing for the Applicant Elliot Urdang, Esq. Testimony was received by Guy Madmon, Principal of Englewood Spirits. No public comments were received by the Board. Applicant stated that they would comply with the recommendations of the Sign and Fascade Committee. Upon Board discussion the matter was approved and a resolution shall be prepared. Motioned for approval by Vice Chairman, James Demetrakis ; Seconded by Mayor Frank Huttler III, with all members in favor of the approval.

**Case No: 2012-9**

**Applicant: ZILKA BROS,LLC**

**Address 10 South Dean Street**

**Block: 2403 Lot: 4**

**Discussion:** A duly noticed meeting was conducted on this Site Plan Application for a proposed restaurant in the CBD-1 Zone. Appearing for the Applicant Attorney Douglas Bern. Testimony was received by Tomer Zilka chef/owner of Zilka, Bros. LLC, Kenneth Albert of K. Albert Associates City Planner/Engineer and Chris Blake of Chris Blake Architects. Applicant stated that they proposed to have seating for 30 and 3 employees. Hours of operation would be 6:00 am to 11:p.m. Applicant stated that they would rent 3 parking spaces from the Municipal Parking Garage for its employees. Applicant further agreed to comply with the recommendations of Mr. Albert relating to the refuse /dumpster pickup. No public comments were received by the Board. Upon Board discussion the matter was approved and a resolution shall be prepared. Motioned for approval by Vice Chairman, James Demetrakis; Seconded by Ms. Mann with all members in favor of the approval.

**Case No: 2012-10**

**Applicant Christopher Delisio**

**Address: 18 Engle Street**

**Block: 1208 Lot: 6.05 & 6.06**

**Discussion:** A duly noticed meeting was conducted on this Application for a proposed Italian Pizzeria/Restaurant with seating of 95 in the SBD Zone. Appearing the applicant attorney Elliot Urdang, Esq. Testimony was received by Christopher Delisio and Kenneth Albert of K. Albert Associates, City Planner City Engineer.

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Applicant proposed to have 5 employees. Applicant is in need of 47 parking spaces. Applicant proposes to lease 20 seats from the Renaissance Building. Upon Board discussion the Board requested that the applicant provide a traffic study and proposed parking agreements within the area. The Board also requested that the applicant provide photographs and floor plan of its Montclair operation which will be similar to this location. The matter was carried to December 27, 2012 meeting.

**Case No: 2012-12**

**Applicant: Wholesale Exotica, LLC**

**Block: 2506 Lot: 6**

**Address: 285 South Van Brunt Street**

**Discussion:** A duly noticed meeting was conducted on this Application for a 2 story commercial structure for a used auto sales in the LI Zone. Appearing for the Applicant attorney Brian W. Chewcaskie, Esq. Testimony was received by William R. Voght, Jr. of L2A Engineering. Applicant entered into evidence Exhibit A-1 Site Plan Drawings dated 11/7/12, Exhibit A-2 Photo Board depicting the interior of the facility with 7 cars in the photo and Exhibit A-3 Photo Board depicting 4 cars alongside the interior of the building.

No public comments were received by the Board. Applicant has agreed to the recommendations of Mr. Albert regarding the enhanced Lighting and Landscaped Plan. Upon Board discussion the matter was approved and a resolution shall be prepared. Motioned for approval by Vice Chairman, James Demetrakis; Seconded by Mr. Brown with all members in favor of the approval.

- Minutes of the October 25, 2012 meeting were approved by the Board. Motioned for approval by Vice Chairman, James Demetrakis, Seconded by Curtis Caviness with all members in favor.
- Resolutions memorialized by the Board were:
  - 2012-6 Grand Linden Apartments, L.P. and Englewood Realty LLC.  
Motioned by Ms. Mann, Seconded by Lewis Baer with all members in favor.
  - 2011-17 Ronald Stagnari. Motioned by Curtis Caviness, Seconded by Lewis Baer with all members in favor.

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- The meeting was adjourned on or about 10.00 p.m.

**Mirjana Tarabocchia  
Planning Board Secretary**

**Minutes Approved on: 12/6/12**