

**CITY OF ENGLEWOOD  
PLANNING BOARD  
MINUTES  
December 6, 2012**

**Attendance:**

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

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

**Discussion:** The Board reviewed the option given to it by Judge Toskos' Interim Judgement and Remand Order of November 14, 2012, more particularly either to supplement its decision on the basis of the record established in prior proceedings (Case No. 2011-4) or reopening the matter to consider new and supplemental testimony and/or documentary evidence, concerning the variance required for one on-site parking space deficiency. It was decided to proceed on the basis of the existing record, and to carry the matter to the meeting of December 27, 2012 to give the members time to review the record before making that decision.

**Presentation by Lewis Baer – Planning Board Member designated Subcommittee Liaison to the Master Plan**

**Discussion:** Initial presentation given by Mr. Baer the subcommittee liaison to the Master Plan of where it is and its new charge and idea for the future of our community going forward. Mr. Baer distributed a handout to the Board the Master Plan and the topics for discussion and its coordination and how they are interactive with each other.

Power Point Presentation given by Mark Keener, AICP, PP, AIA and Linda Weber, AICP, PP of Brown & Keener provided an overview for the Planning Board on the revision process of the Master Plan. Mr. Keener distributed two handouts. Handout 1 consisted of 5 pages identified as Englewood Master Plan Issues and Preliminary Responses (undated). Handout 2 identified as 2009 Master Plan Recommendation Land Use Element – Circulation Element- Community Facilities Element, Open Recreation & Open Space Element- Historic Preservation Element consisting of 5 pages also (undated).

Topics of review were: Mobility and Light Rail, Downtown, Community Facilities and Institutions; Neighborhoods, Englewood South, Service Nodes and Corridors and other issues.

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**RFP for Lincoln School - Presentation by Mark Keener, PP.**

**Discussion:** An initial overview given by Mr. Kates, Planning Board Attorney of its community asset; planning element and its significant planning need for the purpose to obtain planning expertise to prepare viable attention to the Lincoln School and Liberty School for its proposals to the planning board and criteria which will be established with its discovery phase and to run the Lincoln School and Liberty School parallel with the 2013 Master Plan Proposal.

**Proposed expansion of CBD-3 Zoning District and Creation of New R-F-Zone for East Side of James Street**

**Discussion:** Presentation given by Attorney Thomas Van Dam. Testimony was received by Thomas Van Dam and Kenneth Albert of K. Albert Associates City Planner/Engineer. Mr. Albert distributed handouts which consisted of a 3 page document identified as James Street Redevelopment Project dated 12.4.12. and a single page document identified as James Street Redevelopment Density - Existing and Proposed. The Board suggested an alternative facade changes in the color and texture of the proposed housing in the R-F Zone- East Side of James Street 1.19 Acres @ 1 unit /6,500 square feet equaling 8 dwelling units and the CBD-3 Zone consisting of .84 Acres.

Mr. Van Dam also presented to the Board a hand out consisting of 3 pages Identified as Front Elevation, First and Second Floor Plan of the proposed housing.

Public Comments were received by Ellen Kiphaut, Sandy Greenberg

Upon Board discussion that the proposed expansion and the Board acting upon and recommendation by an ordinance/resolution to be presented to the Mayor and Council for review and comment. The matter was motioned by Mr. Demetrakis and in favor by the Board

**Case No: 2012-8**

**Applicant: GLF Realty Co. Inc.**

**Block: 6096 Lot: 7.01, 7.02 & 8**

**Address: 38, 42 & 48 James Street**

**Discussion:** A duly noticed meeting was conducted on this Application for a Subdivision consisting of three (3) currently vacant contiguously adjoining lots of varying sizes into three equal nonconforming lots. Applicant also proposes to construct one (1) residential structure on each of the three aforementioned proposed subdivided lots in the near future.

Presentation was given by the Attorney for the Applicant Thomas Van Dam. Testimony was received by Daniel LaMoth of Lapatka Associates.

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Applicant entered into evidence Exhibit A1 Minor Subdivision and Site Layout Plan dated 10.2.12 consisting of 4 sheets. Testimony was also received by Donna Holmquist, Professional Planner of Burgess Associates.

Public Comments were received by Ellen Kiphaut, James Erwin, Sandra Greenberg, Eugene Skurknick , Ann Dermansky, Halina Chrosd-Gsiorek, Susan Patzold and Sue Gamrin.

Upon Board Discussion the matter was approved and a resolution shall be prepared. The matter was motioned for approval by Vice Chairman James Demetrakis and Seconded by Mr. David Maron with all members in favor of the approval.

- Minutes of the November 29, 2012 meeting were approved by the Board. Motioned for approval by Vice Chairman, James Demetrakis, Seconded by Mr. Maron with all members in favor.
- Resolutions memorialized by the Board were:
  - 2012-9 Zilkha Bros, LLC Motioned by Mr. Dacey and Seconded by Curtis Caviness with all members in favor
  - 2012-12 Wholesale Exotica, LLC Motioned by Curtis Caviness and Seconded by Mr. Dacey with all members in favor
  - 2012-7 Englewood Spirit, LLC t/a Englewood Delta Motioned by Mr. Baer and Seconded by Mr. Dacey with all members in favor.
- Meeting was adjourned on or about 11.00 p.m.

**Mirjana Tarabocchia  
Planning Board Secretary**

**Minutes Approved on:** \_\_\_\_\_