

CITY OF ENGLEWOOD- PLANNING BOARD

MINUTES

February 26, 2008

8:00 P.M.

Attendance

Mayor Michael Wildes

Lenore Schiavelli

Charlotte Bennett Schoen, Councilwoman

Michael Strulowitz

Curtis Caviness

Rev. Vince Monden

Richard J. Abrahamsen, Esq.

Mirjana Tarabocchia

The Mayor appointed and swore in a new Board Member.

Rev. Vince Monden was appointed to Alternate #2 formerly held by Curtis Caviness 1.1.08 to 12.31.09 and will hold a 2 year term.

Curtis Caviness was Re-Appointed to a Class IV Full Seat and will complete the remaining 1 year out of the 4 year term formerly held by Rev. Vernon Walton.

Councilwoman, Charlotte Bennett Schoen addressed the Board in connection with the Advertising Bill Board's Signs along Palisades Avenue were permissible as an offsite premises sign. She inquired whether they are all permissible signs. The Board Attorney, Richard J. Abrahamsen advised that it is an enforcement issue and in the judgment of the former City Solicitor Mr Rupp, some signs may have been grand-fathered in. The matter should be further addressed with Mr. Bailey on the graphics and if they are prohibited.

Item # 1

Case No: 2007-24

Applicant: Timepiece Collection

Address: 58 East Palisades Avenue

Block: 2404 Lot: 11

A public hearing was conducted on this Application for a Site Plan and Sign Waiver Approval with variance. Jeffrey Zenn, Esq. represented the Applicant before the Board. Testimony was given by Dan Bartoluce, Architect. The report of Emily Mann of the Sign and Facade Committee was presented to the Board.

After Board discussion, the Applicant reduced the height of the tower to 26 feet and 8 inches. The wall sign on the tower has been reduced to 2 feet and now conforms to code. The illuminated channel lettering on the tower shall be reduced from 13 inches to 10 inches and the proposed wall sign along Grand Avenue has been removed from the application/plans. The Applicant also agreed that the awnings shall be raised, so that the canopies are 8 feet off the ground. The fabric of the awning must be fire retardant. No public comments were received. Upon Board discussion the matter was approved by the Board and a Resolution shall be prepared.

Item # 2

Case No: 2008 -1

Applicant: Adnan Masoud

Address: 84 West Palisades Avenue

Block: 2304 Lot: 1

A duly noticed concept review / work session was conducted on this Application for a Site Plan Approval and Parking waiver. Attorney David Schillieri, Esq. presented the Applicant. Testimony was received by the Ken Karle of Lan Associates, and Applicant Adnan Masoud for a proposed restaurant. Upon Board discussion the Applicant was advised to provide the Board with a Traffic / Parking Analysis along with the particulars on the total number of employees and parking arrangements for the employees. The Board also requested of the applicant to provide the Board with its source of trash disposal and storage method.

No public comments were received. The matter was carried for a public hearing on 3/25/08 wherein the applicant must notice the public.

Item # 3

Case No: 2008- 2

Applicant: Francis A. Tedesco

Address: 490 & 500 Highview Road

Block: 1301 Lots 26 & 27.01

A duly noticed concept review/public hearing was conducted on this Application. Attorney Elliot Urdang, Esq. presented the Application for a Subdivision Approval. Testimony was received by Massimo Piazza of Piazza Engineering. Applicant proposes to move the lot line to create a larger lot on

Lot 27.01. Lots 27.01 and Lot 26 shall remain conforming lots. No improvements have been connected to this application for subdivision. Applicant entered C1 into evidence. No public comments were received. Upon Board discussion the matter was approved by the Board and a resolution shall be prepared.

Applicant: Tudor Hall Condominium
Address: 275 Engle Street
Block: 1102 Lot: 23
Proposed Use: Waiver of Site Plan Approval

Marc Foreman, Treasurer of Association of Tudor Hall came before the Board with an application for a Site Plan Approval for a parking variance. Mr. Foreman indicated that he was informed by Mr. Albert that the matter would be heard and that Mr. Albert had given Tudor Hall a waiver of all fees, because it was a *de minimus* application. Mr. Albert was not in attendance at this meeting. The Applicant represented to the Board, that he had noticed for a public hearing and handouts of the application and the landscaping plan were distributed to the Board for the first time. The Applicant proposed to resurface and improve the parking area to increase the parking area with 11 new spaces. Mr. Foreman was advised that the matter was not placed on the Agenda and the matter needed to be processed properly within the City along with the proper fees filed and escrows posted in accordance with . The matter was carried to 3/25/08.

Minutes of the 1/29/08 meeting were approved by the Board.

The Resolution of Alza/Steinberg was memorialized by the Board.

The meeting was adjourned at 9:50 p.m.