



OFFICE OF THE CITY MANAGER
EXECUTIVE SESSION AGENDA
COUNCIL MEETING – March 2, 2010

Executive Session (Committee of the Whole)

1. Eagle Scout Recognition
2. PSE&G Energy Audit
3. Review of Mackay Ice Rink Agreement
4. Budget Workshop Dates
5. Discussion of Auditor Selection Process
6. Agenda Review
7. Closed Session

Agenda Bills

1. Resolution extending professional services agreement with Remington & Vernick for outfall mapping services pertaining to Stormwater General Permit.
2. Proposed amendment to Zoning Ordinance to address affordable housing in the area of James Street.
3. Sale of city property, 322 S. Van Brunt Street, to adjacent property owner.

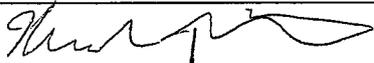
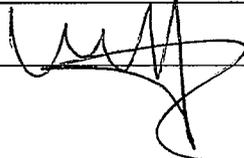
City of Englewood Formal Council Meeting

AGENDA BILL

AGENDA SUBJECT
Extend agreement for outfall mapping services.

AGENDA DATE	3/2/2010
DEPT. HEAD SIGNATURE	
DATE SUBMITTED	2/24/2010
ATTACHMENTS	Yes <input type="checkbox"/> No <input type="checkbox"/>

DEPARTMENT APPROVALS

CHIEF FINANCIAL OFFICER	
CITY MANAGER	

BUDGET INFORMATION

SOURCE OF FUNDS	Capital Ord. 05-11
SOURCE ACCOUNT NUMBER	2-110-588-289
EXPENDITURE AMOUNT	\$9,000
APPROPRIATION REQUIRED	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SUMMARY STATEMENT

This resolution extends a professional services agreement with Remington & Vernick, originally authorized 4/11/2007, for outfall mapping services pertaining to Stormwater General Permit.

RECOMMENDED ACTION

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CITY OF ENGLEWOOD

RESOLUTION

WHEREAS, on April 11, 2007, the City Council adopted a resolution authorizing a contract for professional services with Remington & Vernick for outfall mapping services pertaining to Stormwater General Permit; and

WHEREAS, the funds authorized by this contract were not to exceed \$27,500; and

WHEREAS, the need for these professional services is ongoing; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Englewood that Remington & Vernick is hereby continued for outfall mapping services in connection with the above referenced need for all services rendered at a total cost not to exceed \$9,000.

A certificate of availability of funds is on file in the office of the City Clerk

City of Englewood Formal Council Meeting

AGENDA BILL

AGENDA SUBJECT	
A proposed amendment to Zoning Ordinance to address affordable housing and bulk requirements in the area of James Street, West Englewood Avenue and Bennett Road.	
AGENDA DATE	March 2, 2010
DEPT. HEAD SIGNATURE	
DATE SUBMITTED	February 11, 2010
Attachments Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Draft Ordinance for Discussion purposes

DEPARTMENT APPROVALS

CHIEF FINANCIAL OFFICER	
CITY MANAGER	

BUDGET INFORMATION

SOURCE OF FUNDS	
SOURCE ACCOUNT NUMBER	
EXPENDITURE AMOUNT	
APPROPRIATION REQUIRED Yes <input type="checkbox"/> No <input type="checkbox"/>	

SUMMARY STATEMENT

Enclosed is a draft Ordinance to Amend our Zoning Code to provide for Affordable Housing in the areas of James Street/Bennet Road and Englewood Avenue, as well as adjust bulk requirements relating to the area around Shop Rite/Palisades Court.

RECOMMENDED ACTION

For discussion purposes and possible introduction. Representatives from Shop Rite and owners of some of the properties impacted on James Street will be present at the meeting to respond to any questions.

City of Englewood
Bergen County, New Jersey
Proposed RMI Zone

WHEREAS, it is the intention of the Mayor and Council of the City of Englewood, New Jersey to ensure that the land use arrangement of residential and commercial uses reflect sound planning design; and,

WHEREAS, it is the intention of the Mayor and Council to impose suitable regulatory controls to ensure appropriate development in the City; and,

WHEREAS, it is the intention of the City of Englewood to affirmatively address its affordable housing obligations in a manner that complements sound planning principles; and,

WHEREAS, the proposal to create an overlay zone for Block 614, Lot 7.01, Block 609 Lots 7.01, 7.02, 8 and 9.07, block 608, Lots 6, 7, 8, 9 and 10, Block 604, Lots 8, 9 and 10, Block 605, Lots 1 and 2 and Lots 10 through 18 and Block 610 Lots 21-31 in the City of Englewood serves to promote several purposes of the Municipal Land Use Law, including "promoting more efficient use of land", and "providing sufficient space in appropriate locations for a variety of residential and commercial uses", and also furthering the purposes of the Fair Housing Act; and,

WHEREAS, the proposed rezoning shall result in an improvement over the current state of the existing site development, and providing affordable housing at an appropriate location, thereby furthering a number of purposes of the City's master plan; and,

WHEREAS, the proposal also serves to reinforce the neighborhood's established residential character. Additionally, the proposed intensity of use complements, and is generally consistent with, the City's established attached residential densities; and

WHEREAS, the proposed rezoning results in residential development that will be in close proximity to the downtown district, which is consistent with sound planning principles that encourage new housing opportunities near commercial centers.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Englewood that it does hereby supplement and amend the Chapter 14 Municipal Land Use Ordinance of the City of Englewood as follows:

SECTION 1: Article 8 Sub-Article 2-1 Establishment of Districts is hereby amended with the inclusion of the following

Multiple Residence -Affordable Housing.....RMI

SECTION 2: Article 8 Sub-Article IV is hereby amended with the inclusion of a new Sub-Article IV Section 4-20 entitled Multiple Residence District RMI

SECTION 3: New Sub-Article IV Section 4-20 entitled Multiple Residence District RMI shall

read as follows:

4-20.1 Purpose

The purpose of the Multiple Residence RMI District is to provide for medium density multiple residence housing with a substantial affordable housing component, and to provide for this housing in a location that is compatible and complementary to the community's central business district and nearby residential neighborhoods. It is also to encourage the construction of attached residential development at a location that offers immediate and direct access to the City's shopping district and mass transit opportunities.

4-20.2 Permitted Uses

Within the RMI District, no land or building shall be used, nor shall any building be constructed, altered or designed to be used, for any purpose other than the following:

- (a) Detached single-family residential dwellings in accordance with RE Zone requirements (the underlying zone).
- (b) Attached townhouse dwellings with an affordable housing component.
- (c) Parks and playgrounds.
- (d) Accessory buildings and structures as hereinafter defined and limited.

4-20.3 Permitted Accessory Buildings and Structures

Within the RMI District, the following accessory buildings and structures incident to the primary use of the lot shall be permitted, subject to the conditions and limitations set forth in this Chapter:

- (a) On-site parking including garages and carports.
- (b) Fences, gardens walls, patios, decks and other landscape features including decorative pools, fountains, statuary, terraces, steps, benches and playground equipment. Any chain link fence shall be clad in a dark hue vinyl.
- (c) Fully enclosed storage space for maintenance equipment and supplies for serving the townhouse community.
- (d) Playhouse, greenhouse and similar buildings customarily incidental to residential use.
- (e) Community building to permit gathering of residents for recreation or community business.
- (f) Construction, sales or rental office for use in connection with the construction, sale or

rental of townhouse dwelling units of the premises, but only until such time as all such units have been completely constructed and initially sold or rented.

4-20.4 Minimum Lot Size and Development Requirements

(a) No site shall be developed for medium density housing or townhouse development unless it contains 20,000 square feet or more of contiguous land and has access to a public street.

1. With respect to the requirement that the land constituting such site shall be "contiguous", private roads, internal streets parking and access driveways within the site shall not be deemed to divide the site so as to render portions thereof non-contiguous.

2. Any area dedicated or conveyed to either the City of Englewood or County of Bergen to any public purpose, including park lands, street construction or street widening, shall not be deemed to reduce the size of the site for the purposes of complying with the minimum lot size regulations, lot coverage and dwelling unit density regulations, yard requirements or usable open space requirement..

(b) The provisions of Subsection (a) above shall not be deemed to prohibit the subdivision of any site into individual lots of less than 20,000 square feet in area, provided that:

1. all land lying within the area to be developed for attached townhouses, including any such individual lots, shall be developed as part of one overall site plan covering the entire tract of not less than 20,000 square feet, and such site plan shall be reviewed and approved by the Municipal Agency, and

2. any such separately owned or subdivided lot or parcel of land shall be subject to and covered by the site plan covering the entire tract. This shall be accomplished either by an agreement that is binding on the owners of all of the separate lots or parcels, as well as their successors in title, which shall be approved by the attorney for the Municipal Agency, or in such other manner as shall be approved by the attorney for the Municipal Agency, to ensure that no part of the overall tract shall be developed in any manner except as part of the overall plan.

(c) In evaluating and acting with respect to any site plan which proposes that all or part of such site is to be divided into individual lots of less than 20,000 square feet, the Municipal Agency shall ensure that each such lot either includes ownership of, or has a common right to use such portion of the total area of the entire site as will ensure that each such individual lot shall have the benefit of the usable open space requirements set forth in Section 4-20.7 hereof.

(d) The Municipal Agency is empowered, on site plan review, to require performance and maintenance guarantees in the amounts and for the purposes and durations set forth in N.J.S.A. 40:55D-53, to assure the installation and maintenance of landscaping, recreational facilities and other on-site or necessary improvements.

4-20.5 Lot Coverage and Dwelling Unit Density

- (a) Medium density townhouse and multi-family residential development shall be limited to a maximum ninety-four dwelling units per acre, provided that in no event shall the RMI zone district be developed with more than ninety-four dwelling units.
- (b) The sum of the area of all principal and accessory buildings shall not exceed forty percent of the area of the site.
- (c) The sum of the area of all principal and accessory buildings and all pavement including roads, parking areas, driveways and walks shall not exceed eighty percent of the area of the site, provided.

4-20.6 Buffer and Yard Requirements

- (a) No principal building or accessory structure shall be constructed unless in compliance with the following requirements:
 - (1) Front yard from an existing public street, a distance of 15 feet, provided on corner lots a setback of ten feet on one street shall be permitted.
 - (2) Side yards from a perimeter property line, a distance of 10 feet.
 - (3) Interior yards separating buildings on-site, a distance of 20 feet.
 - (4) Rear yard from a perimeter property line, a distance of 12 feet to principal building and 6 feet to terraces, patios and decks.
- (b) A perimeter planted buffer area, consisting of grass and plant material, shall be provided for a width of six feet adjacent to the side and rear lot lines of the site.

4-20.7 Regulations Concerning Yards and Fences

- (a) Within a required yard, except for the projections permitted by subparagraph (b) below, no accessory building or structure shall be permitted except for walls or fences not more than four feet in height, provided that 6 foot privacy fences shall be permitted between the patios of the individual dwelling units and at the end of the row of building units.
- (b) The following restrictions concerning yards shall apply:
 - 1. Cornices, window boxes, and roof overhangs may project into any required yard a distance of not more than 24 inches.
 - 2. Belt courses, window sills, and similar ornamental features may project into any required yard a distance of no more than 12 inches, and chimneys may project a distance of no more than 18 inches.

3. All parts of any chain link fence shall be clad in dark hued vinyl.

4-20.8 Height Limitations

- (a) No principal building shall exceed a height of 35 feet.
- (b) No accessory building shall exceed a height of 15 feet.
- (c) Chimneys and flues may exceed the aforesaid height limitations, but in no event shall exceed a height of 45 feet above the ground.

4-20.9 Length of Buildings

- (a) No building shall exceed a length of 150 feet.
- (b) No building shall contain more than two dwelling units in a straight unbroken row, and the exterior wall of the front of each such building shall include a setback or break with a depth of not less than two feet after every two dwelling units.

4-20.10 Off-Street Parking

The number of parking spaces, aisle dimensions and related design elements required for residential development shall be in accordance with the parking standards set forth in the State of New Jersey Residential Site Improvement Standards.

4-20.11 Street Trees

Street trees shall be required along public and private roadways of a species and specimen shape acceptable to the approving agency, planted no farther part than 45 feet and with a minimum planting caliper of three inches, except where the placement of light poles, utility poles, driveway locations or similar features require a modification to that distance measurement.

4-20.12 Affordable Housing

- (a) Attached residential development in the Multiple Residence – Affordable Housing District shall be required to meet the requirements and provisions of the New Jersey Council On Affordable Housing for the affordable dwellings that are provided in the district.
- (b) A minimum of 40 percent of the dwelling units in a multi-family residential development shall be required to be setaside as affordable housing units; provided, however, that where an applicant proposes development on multiple lots, an individual lot or lots may be developed solely with market rate units when it can be demonstrated that the entirety of the development shall comply with the 40 percent setaside requirement.

SECTION 6: Severability. In the event that a court of competent jurisdiction declares any part of

this Ordinance as unenforceable for constitutional or other reasons, the remaining portions of this Ordinance shall remain enforceable and in full force and effect.

SECTION 7. This Ordinance shall become effective immediately upon passage and publication in accordance with law.



Englewood

Formal Council Meeting Agenda Bill

Agenda Subject : Sale of City Owned Property

Agenda Date	Next meeting
Submitting Department	City Planner
Date Submitted	February 22, 2010
Attachments Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Departmental Approvals

Chief Financial Officer	
City Manager	

Municipal Budget Information

Source of Funds	N/A
Source Account Number	N/Ar
Expenditure Amount	None
Appropriation Required Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Summary Statement

The City owned property adjacent to the proposed Nordhoff Place roadway is not needed by the City and will require maintenance. The adjacent property owner wishes to purchase the property.

Recommended Action

Subject to City Council and City Manager review and approval, this property is scheduled for sale.



ADMINISTRATION
2010 FEB 17 P 4: 28

Mr. Daniel W. Fitzpatrick,
City Manager
THE CITY OF ENGLEWOOD,
2-10 N. Van Brunt Street,
Englewood, N.J. 07631

Dear Mr. Fitzpatrick,

**Re: The Property next to Nordhoff construction and
333 S. Van Brunt Street, N.J. Englewood, 07631.**

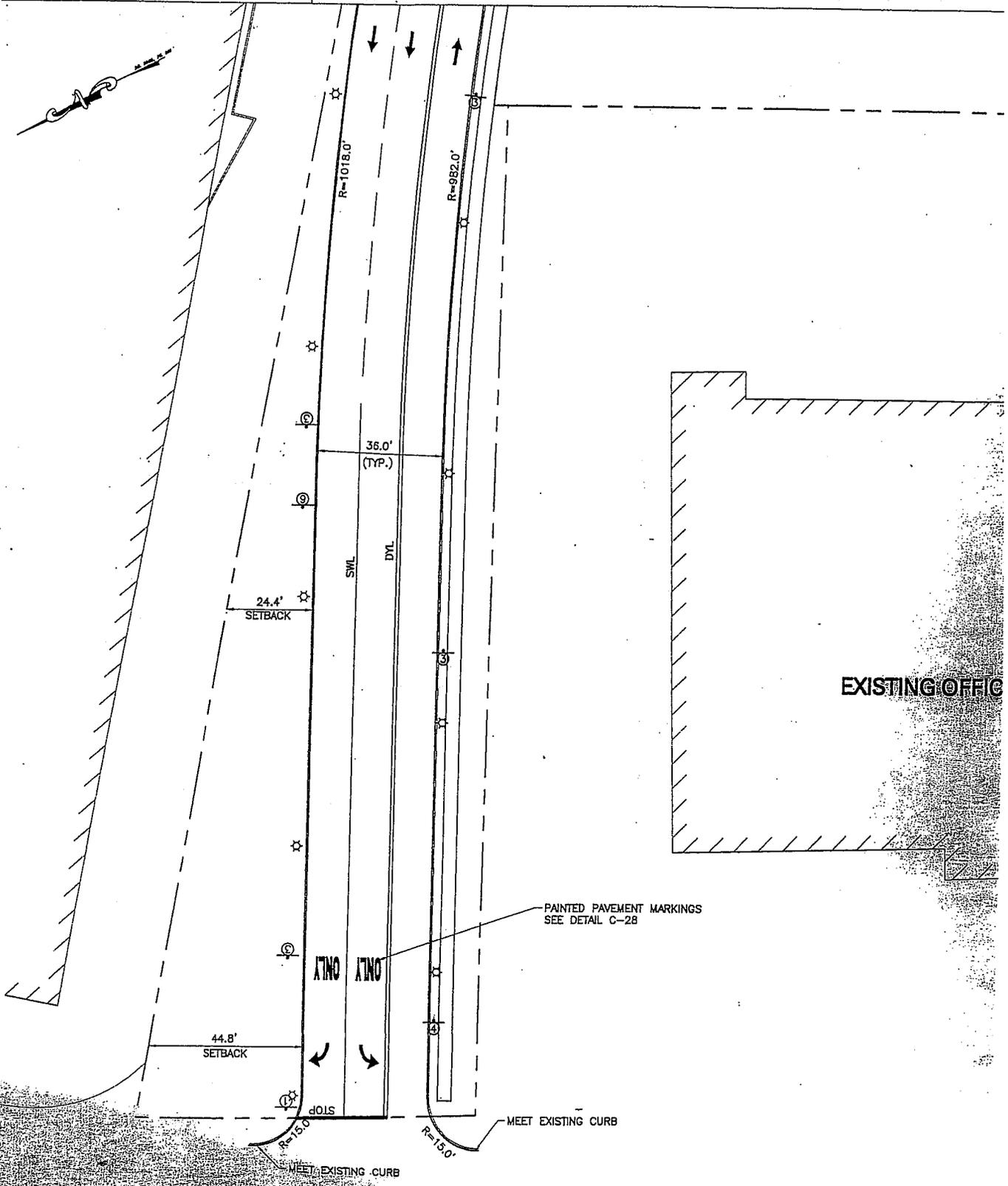
We agree to pay \$ 35,000.00 appraised value for the property which is currently owned by the City of Englewood and will merge with the adjoining property (Block 2519 & Lot 1.01) currently owned by Hartounian Trust LLC, and will be used in the compliance with the City's zoning regulations.

If you have any questions, please do not hesitate to contact me.
Thank you for your kind cooperation,

Yours truly,

Gomidas Hartounian
CFO
Harco Industries Inc.
333 S. Van Brunt Street,
Englewood, N.J. 07631
Tel : 201-894-8941 x 122
Fax:201-964-9641
Email : gom@harcoweb.com

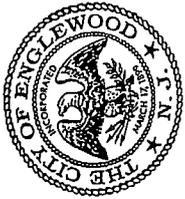
Cc : Kenneth Albert
William Bailey



EXISTING OFFICE

PAINTED PAVEMENT MARKINGS
SEE DETAIL C-28

SOUTH VAN BRUNT STREET



City of Englewood – Office of the City Manager
 2-10 North Van Brunt Street
 Englewood, NJ 07631
 (201) 871-6636

City Council Committee of the Whole
 Agenda Date: March 2, 2010

Dept. of Origin	Agenda Item	Council Action		Council Mfg. Action Date	Comments
		Info	Action		
	Eagle Scout recognition	X	X	March 2, 2010	
	PSE&G Energy Audit	X			
Administration	Review of ice rink agreement	X			
Administration	Budget workshop dates	X	X		
Finance	Extend professional services agreement to Remington & Vermick	X	X	March 2, 2010	
City Planner	James Street Zoning	X			
City Attorney	Sale of City Property	X			
Administration	Discussion of Auditor Selection Process	X			
Administration	Agenda Review	X			
	Closed Session	X			

CITY OF ENGLEWOOD

RESOLUTION

WHEREAS, Chance Cocum, an Englewood resident and member of Boy Scout Troop 28, was presented with the coveted Eagle Scout Award at the Eagle Court of Honor on February 20, 2010; and

WHEREAS, the Boy Scouts of America, founded in 1910 and chartered by Congress in 1916, provides an exemplary educational program for boys and young men; and

WHEREAS, the honor of Eagle Scout is only bestowed to 2% of all boys who join the ranks of Scouting, and;

WHEREAS, Chance Cocum qualified for the top rank of Eagle Scout by completing the demanding Eagle requirements, including showing Scout spirit, obtaining over 21 merit badges, and holding positions of responsibility, and;

WHEREAS, Chance Cocum successfully completed his Eagle Scout Project, which was to conduct a food drive at several supermarkets in Englewood, making posters, fliers and setting up tables and collecting contributions, to help improve the lives of the less fortunate; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Englewood, hereby honors Chance Cocum for his leadership, commitment, and service to society, the Boys Scouts of America, and the City of Englewood.



Englewood

P.O. Box 228 • Englewood, N.J. 07631 • (201) 871-6660 • Fax (201) 567-3678

Assistant
City Manager

February 19, 2010

TO: Dan Fitzpatrick, City Manager
FROM: Bob Gorman *R.G.*
SUBJ: MacKay Ice Skating Rink

As you know the MacKay Ice Rink lease expired on April 30, 2009 and was extended for an additional year by Council resolution on April 22, 2009. You have requested the preparation of documents to allow for the additional leasing of the property for a short term until the future use of the site is determined. Under the provisions the New Jersey Local Lands and Buildings Law we are required to use a competitive bidding process to lease the property following the adoption of an ordinance. I will begin preparing the necessary documents but at this time I am seeking input from you and members of the governing body on the following issues:

Term of Lease – Although the timeframe for decisions on the property are uncertain, I am suggesting that it be a two year lease with three one year options exercisable by the tenant, but requiring the consent of the City.

Rental Cost – The annual rent in the original lease, dated September 11, 1984, was \$12,000. The agreement also contained an escalator clause tied to the CPI under which the rent would be adjusted at the five year renewal intervals. At some point in the past it would appear that an adjustment was not made since the increase in the CPI since 1984 would call for a higher rent than the \$18,468 we are receiving. I would suggest that the floor for bidding be set in the \$25,000 to \$30,000 range.

Special Concessions – When Mr. Reed attended Council meetings in 2009, questions were raised about offering programs or special pricings for Englewood resident. This would be the appropriate time to include any of these requirements in the bidding documents.

CITY OF ENGLEWOOD

ORDINANCE NO. 10-

AN ORDINANCE AUTHORIZING THE LEASE OF THE JOHN T WRIGHT
ARENA LOCATED IN MACKAY PARK IN THE CITY OF ENGLEWOOD

WHEREAS, the John T. Wright Arena, located in Tax Block 2309, Lot 20, otherwise known as Mackay Park, was constructed in 1980 for primary use as an ice skating and ice hockey arena; and

WHEREAS, the City leased the property for a twenty-five year term in September 1984 to MacKay Ice Arena, Inc. to operate the facility, which lease was extended in April 2008 for one year; and

WHEREAS, municipalities are permitted to lease public land and improvements under the provisions of N.J.S.A. 40A:12-14; and

WHEREAS, the City does not anticipate that this facility will be required in the immediate future for anything other than the current use; and

WHEREAS, the continued leasing of the property will generate revenue for the City and afford recreational opportunities for the residents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Englewood, County of Bergen, State of New Jersey, as follows:

Section 1. The lease of the John T. Wright Arena under a competitive bid process as required by law for a term not to exceed five years and at a minimal annual rent of \$ _____ is hereby authorized.

Section 2. The City Manager is authorized to prepare bid documents and advertise for bids in accordance with law.

Section 3. All ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This ordinance shall take effect upon passage and publication as required by law.



Englewood

City Manager's Office

P.O. Box 228 • Englewood, N.J. 07631 • (201) 871-6637 • Fax (201) 567-3678

TO: City Council Members
Mayor Frank Huttle III

FROM: Daniel W. Fitzpatrick

DATE: February 18, 2010

SUBJECT: Budget Workshop Dates

Below are suggested dates for budget review. Please review for discussion on March 2.

Monday, March 1
Wednesday, March 3
Thursday, March 4
Tuesday, March 9
Wednesday, March 10
Thursday, March 11
Monday, March 15
Monday, March 22
Monday, March 23
Monday, March 29
Tuesday, March 30
Wednesday, March 31

Thursday, April 1
Monday, April 5
Wednesday, April 7
Thursday, April 8
Tuesday, April 13
Wednesday, April 14
Monday, April 19
Tuesday, April 20
Wednesday, April 21
Monday, April 26
Tuesday, April 27
Wednesday, April 28
Thursday, April 29

The RFP's for the
Auditing Services was
distributed in the
February 19 Weekly
Update.