

**CITY OF ENGLEWOOD
PLANNING BOARD MINUTES
November 14, 2013 at 8:00PM
Municipal Court 73 S. Van Brunt Street**

Roll Call:

Present: Marvin Anhalt, Chairman
Lewis Baer
David Maron
Adam Brown
Mayor Frank Huttie
Councilman Marc Forman
Curtis Caviness
Toni Fay
Emily Mann
Michael Kates, Esq., Planning Board Attorney
Lauren Vande Vaarst, City Clerk

Absent: James Demetrakis, Vice Chairman
Timothy Dacey
Deborah Gallagher, Planning Board Secretary

Chairman Anhalt called the meeting to order and stated that adequate notice of this meeting was given by the posting, filing and distribution of the notice as required by the Open Public Meetings Act.

Motion to approve minutes of October 3, 2013:

PB Member	Motion	Second	Vote
Anhalt			Y
Demetrakis			AB
Huttie			Y
Baer		X	Y
Dacey			AB
Maron	X		Y
Brown			Y

Item #1:

Case: 2013-9

Applicant: NVE Bank
Block: 3007 Lot: 56
Address: 70-76 Engle Street
Sign Waiver and Site Plan Review

A duly noticed hearing was conducted on this application for site plan approval and a sign waiver. Appearing for applicant, Brian Chewcaskie, Esq., Gittleman, Muhlstock & Chewcaskie LLP, 2200 Fletcher Avenue, 5th Floor, Fort Lee, New Jersey 07024.

Michael Kates, Esq. said that the Affidavit of Publication and proof of notice are in order.

Mr. Chewcaskie explained that the bank branch and drive thru currently located within will remain and the expansion is to add space for their corporate offices. The applicant is also seeking variances in conjunction with the Site Plan; square footage of parking spaces and landscape requirements for parking lot, steep slope disturbance (greater than 25% grade), signage waivers.

Sworn to testify on behalf of the applicant is Conrad Roncati, R. A., Architectura, Two Executive Plaza, Suite 600, Fort Lee, New Jersey 07024. Registered architect in NJ. Admitted by Chairman Marvin Anhalt as architect qualified to testify.

Mr. Roncati explained that this application is for an expansion of the second floor of the NVE Bank, expanding from 4,160 sq ft to 12,395 sq ft. He then reviewed exhibits that were filed with the application.

An aerial photo of the existing bank building was marked as Exhibit A-1. He explained that a metal screen will be added to the roof area to hide the HVAC system, and the screening will be curvilinear in shape and be set back 20 ft from the exterior roof line. Also introduced was a photo of the street view and this was marked as Exhibit A-2 (A103). Stair tower is completely within the volume of the building and drops down and will fall under the overhang.

A rendering entitled "Street View-Proposed" was marked as Exhibit A-3 (A104) and is dated 11/07/13. Building currently stands at a height of 24' 9" and will only be increased by one foot to 25' 9". Outside façade of the building is in poor condition and will be replaced. Exterior finishes will consist of composite wood veneer, stucco, stone veneer and aluminum panels painted green. All windows will be clear with sun controls.

A rendering entitled "Proposed Exteriors" was marked as Exhibit A-4 (A105) dated 11/07/13 and shows building elevations.

Colors and samples of the exterior finishes were discussed. Samples were marked as follows:

- A-5 Aluminum Panel (will be painted green of their corporate logo)
- A-6 Natural finished aluminum under window frames and sun shades
- A-7 Wood veneer in a Mahogany tone

Existing and proposed signage was reviewed by Mr. Roncati. He spoke about existing signage located on a glass panel of the building and the monument sign, sign sizes, designs and halo lighting were discussed. Questions arose regarding whether or not existing signs are permitted and in conformance with the City's sign ordinance.

Mr. Brown asked what the speed limit is on Grand Avenue. Mr. Anhalt remarked that it is 25 mph.

Mr. Maron suggested that if they are trying to hide the HVAC units on the roof then why pick the bright green color for the screening and recommended they pick one of the more neutral colors in the palette.

Ms. Mann agreed with Mr. Maron and is concerned that the residential neighbors located behind and above the bank would be able to see this bright green screening. Suggested they use grey rather than white which may also be too bright.

Chairman Anhalt suggested they use a color to blend in with the roofing materials.

Mayor Huttel agreed with Mr. Maron and Ms. Mann regarding the bright green color for the screening for the roof.

Sworn to testify on behalf of the applicant is Michael Dipple, P. E., L2A Land Design LLC, 60 Grand Avenue, Englewood, New Jersey 07631. Licensed engineer in NJ. Admitted by Chairman Marvin Anhalt as architect qualified to testify.

Mr. Dipple developed the site design detailed on drawings identified as C-01 thru C-09 dated 09/30/13. Explained that there are currently 42 parking spaces as seen on C-02 which shows the existing building and parking area, proposed improvements are detailed on C-03 is to increase parking to 68 parking spaces which is actually 4 more than what is required by the City code. The proposed parking spaces will be 9' x 18' rather than the 9' x 19' required by the City code so they are asking for a variance for the size.

Also spoke about the variances needed for soil disturbance on slopes greater than 25% and reduction in the number of the planting islands required by the City code which is one per every 10 parking spaces. The landscape plan they are proposing is two shy of the requirement.

Project is fully compliant with all bulk requirements of the SBD zone. Addressed the variances that the applicant is seeking; square footage of parking spaces and landscape requirements for parking lot, steep slope disturbance (greater than 25% grade). The parking on the plan shows 9'x 18' parking spaces that currently exist rather than the 9' x 19' required by the City code. Mr. Dipple explained that the City requires one planting island for every 10 parking spaces, but the plans are 2 parking islands short. He discussed the disturbance of the soil in regard to the steep slopes greater than 25% along the rear of the property.

Mayor Huttle asked why they need the extra parking spaces and they need more green space added.

Mr. Dipple reviewed Exhibit C-04 "Grading, Drainage and Utility Plan". Explained that they will be rebuilding an existing retention wall which is approximately 6ft high and is currently topped by a board on board fence that is 6ft tall and since it is in good shape they will only be repairing it.

Chairman Anhalt asked if the headlights will bother the residents at the rear of the property, Mr. Dipple did not feel it is an issue because the headlights are only 2-3 feet off the ground and the wall and fence together rise 12 feet from the ground.

Ms. Mann clarified that there are 6-7 residential properties that look down on the NVE Bank.

Mr. Forman asked how far the curb line is being pushed back; it is going from 53 feet to 60 feet from the edge of the curb line to the rear of the parking lot explained Mr. Dipple.

Mr. Dipple then reviewed Exhibit C-05 "Lighting and Landscaping Plan" he explained that they will be using a total of six 15 feet high LED lights fixtures for illumination in the parking area. There will also be lighting under the canopy where parking is located and along the building for the drive-thru. He further explained that the brightness of the LED fixtures is similar to regular lighting but uses much less energy and is more efficient. A discussion ensued regarding the hours that the lighting would be on and how it would impact the residential neighbors. The lighting is currently turned off at 10PM and it was determined that the practice should continue.

Mr. Forman asked if all the existing trees at the rear of the property are being removed. Mr. Dipple said yes due to the expansion of the parking lot.

Mayor Huttle asked if all the trees are coming down on the side next to Lot 54 and also next to Lot 48, and what is the diameter of the trees. Mr. Dipple explained that all of the trees are coming down by Lot 54 and there is only one tree on the bank's property by Lot 48. The trees are 8"-12" in diameter. Mayor Huttle would like buffers put on the side of the property.

Chairman Anhalt asked the width of the drive aisle, and since there is no existing wall on the east side, will the addition of a wall cut off drainage from east to west. Mr. Dipple explained that the wall will not have impact on the drainage and the width of the drive aisle is 25 feet.

Kenneth Albert, City Engineer and Planner was sworn in and gave testimony.

Mayor Huttie asked Mr. Albert about the trees on the south side, and Mr. Albert commented that there are three (3) parking spaces that should be removed from the plan at the southern end of the property to allow two (2) old growth trees to remain. Mr. Albert also feels that the junipers to be planted at the rear of the property by the retaining wall and fence are a good choice because they can be planted close together and will provide adequate screening for the residents located there. The trees currently there will have to be removed but they are not in very good shape.

Mr. Maron asked if the trees be planted are in conformance with the ratio required by the tree ordinance. Mr. Albert explained that this application is exempt from the tree ordinance.

Mr. Albert also suggests that the LED light fixtures be reduced one foot in height from 15 feet to 14 feet. He explained that the drainage issues and storm water management plan can be negotiated and included in the Developer's Agreement.

Mr. Baer spoke about the increase in parking spaces and asked if this will result in an increase of traffic at this site. Mr. Dipple explained that a "Letter of No Interest" has been applied for from NJDOT. The NVE application will have no overall effect on peak traffic hours on Grand Avenue, and the traffic study showed that any increase is below the threshold and is minor enough to request a "Letter of No Interest".

Mr. Dipple discussed the soil disturbance in regard to the steep slopes. He explained that only a few spots reach a grade of 25% and the average grade on the property is 13-15%. They have calculated that the peak runoff rate will be decreased.

Public comments received:

- Ileana Mateu 94 Lake Court: spoke about problems with the existing plantings causing vermin and wild animal problems on her property and she is glad that all of the plantings will be removed in that area and it will be cleaned up.

Mr. Chewcaskie made his closing remarks regarding this application.

Mr. Albert is asking for flexibility to deal with the following items:

1. Two (2) trees at rear of property.
2. Miscellaneous drainage items.

Chairman Anhalt made the motion to approve this application subject to the following conditions:

1. Make the effort to try and preserve two (2) trees at southern end of property indicated on drawing C-02.
2. Include a planting island on the southern border of the property.
3. LED light fixtures should not exceed 14 feet in height and lights will be shut off at 10pm.
4. Signage application is bifurcated and will go to the sign and façade committee.
5. Curvilinear screening for HVAC located on the roof must be gray and not the bright green as depicted by the applicant.
6. The board on board fence located at the east end at the rear of the property must be removed and replaced not just repaired.
7. Subject to a Developer Agreement.
8. Mr. Albert and Mr. Dipple will work out the miscellaneous drainage issues.

The Board voted as follows:

PB Member	Motion	Second	Vote
Anhalt	X		Y
Demetrakis			AB
Huttle			Y
Baer			Y
Caviness			AB
Dacey			AB
Fay			Y
Maron			Y
Brown			Y
Mann		X	Y
Forman			Y

Old Business

Master Plan Discussion:

Mr. Baer distributed a handout of Draft "Turning Points" for the Master Plan that he would like everyone to review. He would like to get the full draft to the Board as soon as possible, and reminded the members that if they have recommendations to email them to him.

Mr. Maron suggested that there be an Executive Summary, such as this draft document, included at the beginning of the Master Plan.

Memorialization of resolution for Case 2013-8 Smoke Chophouse/Sofia: Michael Kates read the resolution for Case 2013-8 into the record.

PB Member	Motion	Second	Vote
Anhalt			Y
Huttle			Y
Baer		X	Y
Maron	X		Y
Brown			Y

The meeting was adjourned at 10:15PM. Motion to adjourn Chairman Anhalt, second Mr. Brown, all in favor.

Respectfully Submitted

Lauren Vande Vaarst