

**CITY OF ENGLEWOOD
PLANNING BOARD MINUTES
January 3, 2013**

Roll Call:

Present: Mayor Frank Huttle III
Marvin Anhalt, Chairman
James Demtrakis, Vice Chair
Timothy Dacey
Toni Fay
Curtis Caviness
Adam Brown
David Maron
Emily Mann
Michael B. Kates, Esq.
Deborah Gallagher

Chairman Anhalt read The Open Public Meetings Act.

Pledge of Allegiance

Item # 1: Planning Board Reorganization – Mayor Huttle, Chaired Reorganization

The Mayor appointed and swore in Marvin Anhalt. Mr. Anhalt was appointed to a Class IV – Seat 1/1/2013 to 12/31/16 and will hold a four year term.

The Mayor appointed and swore in Adam Brown. Mr. Brown was appointed as Alternate #2 Seat 1/1/2013 to 12/31/2014 and will hold a two year term.

The Mayor appointed and swore in Timothy Dacey. Mr. Dacey was appointed to a Class II – Seat 1/1/2013 to 12/31/2013 and will hold a one year term.

Marvin Anhalt was reappointed as Planning Board Chairman. Motion – Mr. Demetrakis, Second – Mrs. Mann, All in Favor

James Demetrakis was reappointed as Planning Board Vice Chairman. Motion – Mayor Huttle, Second – Mr. Baer, All in Favor, Abstain – Mr. Demetrakis

Michael B. Kates, Esq. of Kates Nussman Rapoine Ellis & Farhi, LLP was reappointed as Planning Board Attorney. Motion – Adam Brown, Second – Mayor Huttle, All in Favor

Deborah Gallagher was appointed as Planning Board Secretary. Motion – Mr. Demetrakis, Second – Mayor Huttle, All in Favor

Chairman Anhalt resumed Chairing meeting.

Item # 2:

Case No: 2011-29

Applicant: ERA South, LLC (Flat Rock Square)

Address: W. Sheffield and Route 4

Block: 2602 Lot: 3.04

Discussion: The matter was scheduled for a hearing. Attorney for the Applicant requested that the matter be adjourned and carried to January 24, 2013.

Item# 3:

Case No: 2012-3

Applicant: East Hill Synagogue

Address: 255 Walnut Street

Block: 1503 Lot: 8

Discussion: Mr. Kates recused himself, Mr. Joseph Mecca, Jr. Esq., Fairview Avenue, Paramus, NJ sitting in Mr. Kates place. Appearing for the applicant Mr. Elliott Urdang, Esq., Mr. Joseph F. Barbieri, Jr., P.L.S., Totowa, NJ representing applicant as engineer & planner. Mr. Bruce Rosen, Esq. representing neighbors in opposition. Testimony was received by Chief Arthur O'Keefe, Englewood Police Department and Kenneth Albert of K. Albert Associates, City Planner/Engineer.

Mr. Urdang requested a break as an agreement was reached on both sides.

Resolutions memorialized by the Board were: 2012-8 GLF Realty Co., Inc.

The Board resumed discussion of East Hill Synagogue: Mr. Urdang suggested during course of testimony from Mr. Barbieri to request Chief O'Keefe testify for rational of fence. Chief Arthur O'Keefe, Englewood PD, sworn in. Mr. Urdang stated the Englewood Police Department was asked to look at any security concerns at the synagogue. Chief O'Keefe indicated a study was conducted by The Bergen County Prosecutor's Office, Counter Terrorism and Detective Timothy Torrell. Recommendations include increased height of fence to eight feet as a deterrent and to secure perimeter. Mr. Maron questioned Chief O'Keefe regarding Moriah School's fence, as an Israeli security personnel indicated a 12 foot fence to be acceptable, where does eight feet come from. Mr. Rosen questioned Chief O'Keefe concerning the line of sight on Brayton & Walnut Streets.

Opened to Public Comments – No comments received.

Mr. Barbieri reviewed site plan from SE corner of Brayton, Walnut to Brayton (to existing driveway), north to Brayton, NE corner of property. Mr. Barbieri indicated the property by the driveway will be 20 feet from sidewalk, with gate to slide at 20 feet. The fence at entry will be a six foot high estate fence in direction of NE property corner. The northerly property and Lot 7 with an existing stockade fence, will not be disturbed. Proposing to build eight foot cedar stockade fence.

Applicant entered into evidence Exhibit 01 – picture of fence on Lot 7.

Mr. Barbieri continued to describe fencing along Walnut Street and landscaping along fencing.

Mr. Rosen cross examined Mr. Barbieri.

Kenneth Albert, City Planner/Engineer sworn in, testified regarding site plans and applicants/property owners responsibility to maintain landscaping. The screening around the perimeter will soften fence, especially Walnut side.

Mr. Rosen questions applicant regarding type of gate. Mr. Barbieri indicates sliding gate, asking for two height variances on Walnut and rear property along Lot 7.

Mr. Gabriel Bousbib sworn in to testify regarding gates on Brayton & Walton.

Mr. Rosen gives his closing summary. Mr. Urdang gives his closing.

Opened to Public Comments – No comments received.

Open to Board Comments – The Board would like to see pictures of plans. One condition Mr. Rosen would like included is to take the dead tree down discusses into the plans. Plans should be sent to Kenneth Albert for approval, landscape plans to be included.

Upon Board discussion the matter was approved pursuant to the conditions set forth on the record and a resolution shall be prepared.

Motion – Mr. Demetrakis, Second – Mayor Huttle

Yes – Mayor Huttle, Tim Dacey, Marvin Anhalt, Curtis Caviness, Lewis Baer, James Demetrakis, Emily Mann

No – David Maron, Toni Fay

The meeting was adjourned at approximately 10:20PM.

Respectfully Submitted

Deborah Gallagher