

**CITY OF ENGLEWOOD  
PLANNING BOARD MINUTES  
February 7, 2013**

**Roll Call:**

Present: Marvin Anhalt, Chairman  
James Demetrakis, Vice Chair  
Mayor Frank Huttle  
Councilman Marc Forman  
Timothy Dacey  
Curtis Caviness  
Adam Brown  
David Maron  
Lewis Baer  
Michael B. Kates, Esq.  
Deborah Gallagher

Meeting called to order – 7:10PM

Chairman Anhalt read The Open Public Meetings Act.

Pledge of Allegiance

Minutes of the December 27, 2012 meeting were approved by the Board. Motioned for approval by Mr. Caviness, Seconded by Councilman Forman.

Yes – Mr. Demetrakis, Mr. Maron, Mr. Baer, Councilman Forman, Mr. Anhalt

Abstain: Mayor Huttle, Mr. Dacey, Mr. Caviness

Minutes of the January 24, 2013 meeting were approved by the Board. Motioned for approval by Mr. Brown, Seconded by Mr. Dacey.

Yes – Mr. Demetrakis, Mr. Dacey, Mr. Maron, Councilman Forman, Mr. Caviness, Mr. Brown,

Abstain: Mayor Huttle, Mr. Baer, Mr. Anhalt

**Item # 1:**

Master Plan Review:

Linda Weber, BK Urban Design and Brown and Keener, provided an overview for the Planning Board on the revision process of the Master Plan to date. Ms. Weber reviewed the hand-out Englewood Master Plan Issues and Preliminary Responses. The following were discussed:

- Downtown – trends in retail industry, need to lay out a strategy for downtown to increase pedestrian activity.
- Anchoring the West side – Liberty School an anchor of west side, many possibilities for school
- Downtown – Cannot have too many restaurants, shopping experience, dining
- 24/7 Downtown – desire of people to have longer days

*7:35PM – Mr. Demetrakis steps on dais.*

- Walk ability, Streetscapes, Walkways, Paths
- Parking

*7:40PM – Councilman Forman steps on dais.*

- Cultural Arts theme

*7:52 – Mr. Maron steps on dais.*

- Lincoln School RFQ/RFP – opportunities for redevelopment and reconstruction

Mayor Huttie requests that the Board Members review the Lincoln School RFQ/RFP and vote.

Motion – Mr. Demetrakis, Second – Mr. Baer All in Favor

*8:32PM Chairman Anhalt requested a break and then will hear the next case.*

8:40PM Mr. Demetrakis asks Ms. Weber a question about Blue Laws, should they continue. Should they be in the Master Plan? Mr. Kates believes the policy state should come from the governing body. Mr. Demetrakis states the Planning Board should have say. Mayor Huttie believes the Blue laws should not apply, need to hear from the merchants. Mr. Kates state the Planning Board can adopt a resolution and it should go into the Master Plan.

A motion is made to have an affirmative statement in the Master Plan regarding the Blue Laws being removed.

Motion – Mr. Demetrakis, Second – Mr. Baer

Yes – Mr. Demetrakis, Mayor Huttie, Mr. Maron, Mr. Baer, Councilman Forman, Mr. Caviness, Mr. Brown, Mr. Anhalt

Abstain – Mr. Dacey

**Case No: 2011-29**

**Applicant: ERA South, LLC (Flat Rock Square)**

Address: W. Sheffield and Route 4

Block: 2602 Lot: 3.04

Proposed Use: Application for a Preliminary and Final Site Plan Approval for a four story (Over Podium) parking / 195 Multi-Unit Residential Building

Attorney for the applicant, Lou Darminio of Price, Meese, Shulman & D'Arminio, P.C., 50 Tice Boulevard, Woodcliff Lake, NJ and Douglas M. Cohen, Esq., The S Hekemian Group, LLC, 45 Eisenhower Drive, Paramus, NJ 07652-1452 was present.

Mr. Darminio reviewed the case for the Board. The parking meets the requirements of code, more trees added as requested by Board. Improved loading and trash locations.

Mr. Darminio heard questions from the Board. Mayor Huttler referred to page 65 of the transcript from February 23, 2012 that asked for hardie board not being as permanent or quality material.

Mr. Cohen showed board which contained exterior materials of building to Board members.

The Board deliberated.

Mr. Brown would like to have trolley money included in this agreement, before they get permits. Mr. Kates indicated this was within jurisdiction of the Planning Board to enforce.

City Planner/Engineer Ken Albert, K Albert Associates indicated the area between route 4 and the development should have a retaining wall on Route side, looking for sustainable solution. Remove the burm and put retaining wall slope on route 4 side, wall on property side.

Mayor Huttler motions to vote, on the conditions to include the trolley money, attorney and engineer requirements, where hardie board is brick, a developer's agreement to be agreed on by the City Council and Planning Board.

*9:40PM – Chairman Anhalt calls for a break for Mr. Darminio & Mr. Cohen discuss changes.*

Planner Linda Weber brought back in during break to discuss schedule:

- February 28 – Review Draft Vision / Land Use Plan Element
- March 6 – Last Public Forum to be held in a vacant store front. 4:00PM to 7:00PM.
- March 7 – Planning Board meeting to present circulation/community.
- March 14 – Special Planning Board meeting to review balance of Master Plan.

Mr. Maron suggests to make amendment to RFP to make developers choice of demolition and reconstruction of the Lincoln School. The Board has agreement to amend RFP.

10:40PM – Return to ERA South

Mr. Darminio conferred with his client, he cannot agree to conditions at this time – would like a vote.

Board discussed; make trolley money condition of approval. Motion for developer to comply with all recommendations of City Engineer; outstanding is retaining wall. Façade not be hardie board, but brick. Developer's agreement must be approved by City Attorney.

Motion for a Vote – Mayor Huttie, Second – Councilman Forman

Mayor Huttie – Yes

Mr. Demetrakis – Yes

Mr. Dacey – Yes

Mr. Maron – Yes

Mr. Baer – Yes

Councilman Forman – Yes

Mr. Caviness – No

Mr. Anhalt - Yes

**Public Comments:**

No public comments.

The meeting was adjourned at approximately 10:55PM.

Respectfully Submitted

---

Deborah Gallagher