

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

Roll Call:

Present: Marvin Anhalt, Chairman
 James Demetrakis, Vice Chair
 Mayor Frank Huttle III
 Lewis Baer
 Adam Brown
 Curtis Caviness
 Timothy Dacey
 Toni Fay
 David Maron
 Matthew Earl, Esq.
 Deborah Gallagher

Meeting called to order – 8:01PM

Chairman Anhalt read The Open Public Meetings Act.

Pledge of Allegiance

Minutes of the February 28, 2013 meeting were approved by the Board. Motioned for approval by Mr. Demetrakis, Seconded by Mr. Baer.

Yes – Mr. Demetrakis, Mr. Dacey, Mr. Maron, Mr. Baer, Mrs. Fay, Mr. Anhalt

8:05PM Mr. Caviness steps on dais.

Item # 1:

Master Plan Review:

Mark Keener and Neil Desai of Brown and Keener provided an overview for the Planning Board on the Vision Plan Land Use Element and reviewed the Circulation Element and Community Facilities Element.

- Circulation – Five Part Framework
Destination Downtown, South Englewood, Our Neighborhoods, Our Community, Mobility

8:10PM Mr. Brown steps on dais.

- Community Facilities

8:15PM Mayor Huttle steps on dais.

- Circulation Elements
Mobility (enhance existing transit, take advantage of new transportation opportunities)
 - + Improvements – streets, intersections, bike ways, trolley
 - + Big Moves – parking, light rail, Route 4 interchange

Board Comments:

Mr. Baer – Commented on bike path, talked about it going parallel to train, central bi-section through City, expand plan to Mackay Park/Wright Arena (group together facility assets), Liberty School – might want to consider moving municipal offices out of center of town to Liberty School and use as a multi-purpose building.

Mr. Caviness – Concerned about the language showing the center of town being the arts. A community center should be the center; the draft plan already shows BergenPAC being the center. There is a lack of definitive language regarding a community center.

Mr. Maron – There are two very specific comments recommending Community Center at Lincoln School and the YWCA run a community center.

No public comments received regarding Master Plan review.

The next subcommittee meeting is scheduled for Tuesday, March 12, 2013. The full-day open house for the public has been moved to March 21, 2013.

Item # 2:

Case No: 2013-1

One River School of Art & Design

Sign Application

A duly noticed hearing was conducted on this application for a sign application approval. Appearing and sworn in was applicant Matthew Ross, 49 North Dean Street and Doug Placko, Sign-A-Rama, 681 Van Houten Avenue, Clifton, NJ. Applicant entered into evidence Exhibit A1 showing sign specifications. Board was advised by the Sign and Façade Committee their recommendations for this application. Board questioned the applicant regarding the necessity for the variance.

No public questions or comments were received by the Board.

Upon Board discussion the matter was approved and a resolution shall be prepared.

Motion – James Demetrakis

Second – David Maron

Voted Yes – Mayor Huttle, James Demetrakis, David Maron, Timothy Dacey, Lewis Baer, Toni Fay, Curtis Caviness, Adam Brown, Marvin Anhalt

Mr. Earl noted the applicant must present the affidavit of service from the paper. Resolution will be issued subject to this requirement.

Chairman Anhalt steps off the dais, he will abstain from next case. Vice Chairman Demetrakis will conduct the hearing.

Item #3:

Case No: 2012-14

Applicant: Talaee VII Corporation

Address: 489 Grand Avenue

Block: 3006 Lot 40

A duly noticed hearing was conducted on this Application for Preliminary and Final Site Plan Approval and a Sign Approval for a Dunkin Donuts/Baskin Robbins.

Presentation was given by the Attorney for the Applicant Elliot Urdang, Esq. Appearing for the Objectors Stone House Properties attorney Michael J. Muller, Esq. Testimony was received by Gary Kliesch of GK&A Architects, PC and Hamee Sareeg. Applicant entered into evidence Exhibit A1, the resolution from the Zoning Board of Adjustment indicating Dunkin Donuts/Baskin Robbins is a restaurant and case should be heard at the Planning Board. Applicant entered into evidence Exhibit A2, Proposed Floor Plans & Legends (drawing A-1, dated November 26, 2012) which shows plans for second floor. Mr. Earl disclosed that he is representing a firm in Rutherford and the adverse party is Mr. Kliesch. Mr. Kliesch did not have an objection to Mr. Earl acting as Planning Board Attorney.

No public questions or comments were received by the Board.

The matter was carried and continued to the April 4, 2013 hearing.

The next meeting is scheduled for March 28, 2013 at 8:00PM.

The meeting was adjourned at approximately 10:10PM.

Respectfully Submitted

Deborah Gallagher