

**CITY OF ENGLEWOOD  
PLANNING BOARD MINUTES  
July 25, 2013  
8:00PM**

**Roll Call:**

Present: Mayor Frank Huttle  
James Demetrakis, Vice Chairman  
Councilman Marc Forman  
Lewis Baer  
Curtis Caviness  
Timothy Dacey  
Toni Fay  
Emily Mann  
Michael Kates, Esq., Planning Board Attorney  
Deborah Gallagher, Planning Board Secretary

Vice Chairman Demetrakis 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 July 11, 2013:**

PB Member	Motion	Second	Vote
Forman			Y
Baer			Y
Caviness		X	Y
Faye	X		Y

**Item #1:**

**Case: 2013-07**

Applicant: GLF Realty Co., Inc.  
Block: 610 Lot: 21, 22, 23, 24, 25, 26, 27, 28  
Address: 13, 15, 19, 25, 27, 29, 35, 41, 47 James Street  
Subdivision (Preliminary & Final) & Request for Waivers of Submission Requirements

A duly noticed hearing was conducted on this application for a subdivision (preliminary & final) and request for waivers of submission requirements. Appearing for the applicant is Thomas Van Dam, Esq., 345 Kinderkamack Road, Westwood, NJ. This application is to subdivide existing lots on the east side of James Street. This area was split from a zoning standpoint by Ordinance 13-04 pursuant to the redevelopment agreement between the City and the Shoprite operator. The rear 60 feet of these lots, 13 James Street through 47 James Street, is in the CBD zone, the front, approximately 80 feet, is in the RF

zone. The purpose is to cut the back of the property off and add to the shopping center. This will allow parking and addition of the Shop Rite building if approved. This application is to subdivide properties at the new zone line to create conforming single family lots that are on the east side of James Street. Sworn in to testify on behalf of the applicant is Andrew H. Missey, employed by LaPatka Associates, Project Engineer, 12 Route 17 North, Paramus, NJ. Licensed engineer in NJ & MD, appeared before Planning Board previously. Admitted by Vice Chairman Demetrakis as expert to testify. Mr. Missey reviews Land Sheet 2 of 5, Existing Conditions, Exhibit A1, (a colorized version of what the board members received in their application packet.) This shows the eight lots on James Street, 140' in depth; width varies from 40' to 80'. Exhibit A2, Preliminary Major Subdivision Plan (colorized) is introduced. Exhibit A2 shows 6 lots, 5 in the RF zone and one in the CBD zone, with the dividing line the subdivision line. All lots are conforming. All structures on the properties at the present time will be removed. Four single family homes will be fronted on James Street, one appended to the Palisades Court parcel.

The Board questions Mr. Massey and Mr. Van Dam. Mr. Demetrakis confirms that Mr. Massey will conform to the terms as indicated in the letter from Kenneth Albert, City Engineer, dated July 25, 2013; this letter is marked as Exhibit BD1. This subdivision accommodates the design standards in the redevelopment agreement.

Public Questions: Sondra Greenberg, 449 Liberty Road, questions the size of the lots and if variances would be proposed, who approves the design of the homes and this should include the west side.

Board attorney Kates states the City Council enforces the design of the homes under the redeveloper's agreement. The City Council enforces the design of the homes. Mayor Huttie states for the record that any question with respect to the development of this site and whether the west side is included, which is not, is found in the redeveloper's agreement. The City Council voted to adopt the redevelopment agreement; the redeveloper's agreement is the jurisdiction of the City Council.

Board attorney Kates surmises tonight's request is to approve the application defining four building lot lines on the east side of James Street and a subdivision that creates a carve out that is going to revert to the CBD3/Shoprite development plan.

Public Comments: Sondra Greenberg, 449 Liberty Road, has attended almost every meeting regarding this issue, with the Mayor, members of the community and Mr. Glass, when they brought to the City Council plans for two 3 bedroom and one 4 bedroom the Mayor instructed them to go the Planning Board not the City Council. Ms. Greenburg understood the Planning Board would review the houses and subdivision.

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

**The Board voted as follows:**

PB Member	Motion	Second	Vote
Huttie			Y
Demetrakis			Y
Dacey			Y
Forman			Y

Baer		X	Y
Caviness	X		Y
Faye			Y
Mann			Y

The resolution for Case 2013-06, Signet Research, will be heard at the next meeting.

The meeting was adjourned at 8:55PM. Motion to adjourn, Mr. Demetrakis, second Mrs. Fay, all in favor.

Respectfully Submitted

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Deborah Gallagher