

**CITY OF ENGLEWOOD
PLANNING BOARD MINUTES
August 22, 2013 at 8:00PM**

Roll Call:

Present: Marvin Anhalt, Chairman
James Demetrakis, Vice Chairman
Lewis Baer
Curtis Caviness
Timothy Dacey
Toni Fay
David Maron
Adam Brown
Michael Kates, Esq., Planning Board Attorney
Lauren Vande Vaarst, City Clerk

Absent: Mayor Frank Huttle
Councilman Marc Forman
Emily Mann
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 July 25, 2013:

PB Member	Motion	Second	Vote
Demetrakis	X		Y
Baer		X	Y
Caviness			Y
Dacey			Y
Fay			Y

Memorialization of resolution for Case 2013-07, GLF Realty Co., Inc: Michael Kates read the resolution for Case 2013-7 into the record.

PB Member	Motion	Second	Vote
Demetrakis		X	Y
Caviness			Y
Fay			Y
Baer	X		Y
Dacey			Y

Memorialization of resolution for Case 2013-06, Signet Research: Michael Kates read the resolution for Case 2013-6 into the record.

PB Member	Motion	Second	Vote
Anhalt			Y
Demetrakis			Abstain
Caviness			Y
Fay	X		Y
Baer		X	Y
Maron			Y

Other New Business

Storm Water Management Plan- Kenneth Albert, City Engineer

- City originally prepared the Storm Water Management Plan in 2005. It was sent to Bergen County and NJDEP as required. The City adopted all of the appropriate ordinances.
- Bergen County has requested four (4) changes which the Englewood Planning Board needs to adopt in order to gain recognition and compliance:
 - On the top of page 11, Bergen County wanted the first paragraph (which begins “The entire City is within HUC14...”on that page added.
 - Mr. Demetrakis complimented Mr. Albert on the report and asked if the addition of this paragraph places the whole City in the watershed and will this limit development in the City and put us at a disadvantage.
 - Mr. Albert explained that this does not impact on the flood plain, flood way and flood hazard areas. HUC14 is just an identifier as to where the water comes from and has no implications for development.
 - On page 16, Bergen County wanted the mapping for the ground water recharge area added.
 - Mr. Baer asked Mr. Albert to explain what a water recharge area is.
 - Mr. Albert explained that this is important for communities with well water and aquifers. Englewood does not have any wells that provide drinking water to residents.
 - On page 17, Bergen County wanted the mapping for the well head protection areas added.
 - On page 9, Bergen County wanted a sentence revised because they felt that previously version made it sound as if the floodgates caused flooding in Englewood when it is actually a convergence of events that cause the flooding. The revised sentence, approved by Bergen County, is located at the end of paragraph 3 and will read as such; “The closed tide gates prevent tidal backflow into Englewood, but the high tide also limits flow south out of Englewood during the periods when the gates are closed”.
 - Mr. Baer asked if the City is doing anything to prevent flooding.
 - Mr. Albert reviewed the dredging work that is being done on the Overpeck Creek Culvert and the repair of the channel walls.
 - Mr. Brown spoke about the history of the land in that area, and asked why the channel walls are being replaced. Mr. Albert explained that erosion has caused them to crumble.
 - Mr. Caviness commented that filling in of the swamp that was previously located in the area has probably exacerbated the flooding problem and that is why no structures and/or impervious surfaces should be located in Mackay Park. Mr. Brown clarified that the swamp covered about 1,000 acres and not just Mackay Park. Mr. Albert stated that the amount of impervious surface in

Mackay Park is irrelevant and does not cause more flooding than if it did not exist.

- Mr. Demetrakis spoke about Englewood being only 1 of 2 towns that do not have to go before the Bergen County Soil Erosion Bureau. City submits annual reports because of the large amount of projects in Englewood and this expedites matters. Fees collected are also lower than in other towns. Asked Mr. Albert how we coordinate between the City, County and the NJDEP. Mr. Albert explained that both Bergen County and NJDEP review our reports to ensure compliance with their regulations and statutes. A municipality cannot be less strict than the State, and in fact Englewood is even stricter especially in regard to single family homes.
- Ms. Fay asked if the Stormwater Management Plan is referenced in the Master Plan. Mr. Albert confirmed that it is.
- Public Questions: Lucy Walker, 363 Washington Place spoke about an area across from the Grieco School having been filled in with a concrete pad a week ago. She feels that this work was done without approval of NJDEP.
- David Maron spoke about the Board of Adjustment hearing an application about 1½ years ago and the land being filled in was to be compensated by additional land.
- Mr. Baer asked if the City has oversight over the school board. Mr. Kates explained that the City jurisdiction over the school board is nonbinding and the oversight authority is the State.
- Mr. Dacey commented that Mr. Albert will check the situation out and respond to the Planning Board about his findings.

Resolution Adopting the Amended Stormwater Management Plan for the City of Englewood.

PB Member	Motion	Second	Vote
Anhalt			Y
Demetrakis			Y
Caviness	X		Y
Fay			Y
Baer			Y
Maron			Y
Brown		X	Y
Dacey			Y

Overview of Preliminary Draft Master Plan Presented by Mark Keener

- Reviewed the Preliminary Draft Master Plan.
- Mr. Keener anticipates a Public Hearing and Adoption in October.
- Planning Board members need to review document and submit their comments to Mr. Baer, Chair of the Master Plan sub-committee so that Draft can be finalized and the Public Hearing scheduled.
 - Mr. Baer spoke about the Master Plan process and the consensus of the Board is to place the review of the Preliminary Draft Master Plan on the September 12, 2013 agenda.

- Ms. Fay asked if the Recreation/Open Space Element will be incorporated in the Master Plan, and Mr. Keener explained that the 2009 information is in the version they received tonight but the updated version will be ready in a week or so.
- Mr. Kates requested that there be continuity regarding verbiage such as with the term, Englewood South.

The meeting was adjourned at 9:10PM. Motion to adjourn Mr. Anhalt, second Mr. Demetrakis, all in favor.

Respectfully Submitted

Lauren Vande Vaarst