

## Minutes

Englewood Planning Board

Thursday March 6, 2014

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mayor Huttel (8:45), Mr. Dacey, Mr. Forman, Mr. Caviness, Mr. Baer, Mr. Maron, Mr. Brown (8:15)

Members absent: Ms. Fay, Mr. Demetrakis, Mrs. Mann, Mr. Anhalt

Also present: Mrs. Evans, Mr. Kates, Mr. Volczy

The meeting was chaired was Mr. Baer

Meeting called to order at 8:20 p.m.

Roll call, announcement or proper notice of meeting, salute to the flag

### Minutes of February 20th

Motion to approve: Mr. Dacey Second: Mr. Baer

Passed by a vote of 2 yes (Dacey, Baer)

0 no

### Announcements:

File#2014-3 Victoria Schwartz moved to March 20, 2014

### Resolution:

Adoption of the Master Plan Resolution

Motion to approve: Mr. Baer Second: Mr. Forman

Passed by a vote of 4 yes (Dacey, Forman, Baer, Maron)

0 no

File#2014-2 Dr. Altman

493 Engle Street

Motion to approve: Mr. Caviness Second: Mr. Dacey

Passed by a vote of 4 yes (Dacey, Forman, Caviness, Baer)

0 no

New Application:

File#2014-4 GLF Realty, 40 Nathaniel Place

Thomas Van Damm, attorney for the applicant addressed the board. GLF is seeking amended site plan approval. The application before the board is for approval of an addition to the Shop Rite Grocery Store located at the Palisades Court Shopping Center. The addition of the Shop Rite will be approximately 10,590 square feet and there will be the creation of 50 additional parking spaces in the shopping center.

Scott Koenig from Lapatka Associates was sworn in and gave testimony as the planner for the applicant. Marked as evidence was the following:

A1-Colorized version of the site plan (sheets 1-7)

Mr. Koenig stated that the applicant will be adding lighting in the proposed parking area. Eight light poles will be installed to match the existing lights. In terms of landscaping the applicant will plant 6 foot wide evergreens along the west side of the property. They will be 7-8 feet in height and the applicant will plant 60 evergreens. Shop Rite will maintain the buffer.

Mr. Koenig further stated that the applicant will continue the grading and drainage treatment currently in place. Since James Street is higher in elevation than Shop Rite the western edge will serve as a retaining wall.

When asked about the conditions listed in city engineer Ken Albert's report the applicant has agreed to all conditions. The conditions include:

- A handicap ramp should be provided along the sidewalk area South of the new building
- The drainage plan should be clarified and the applicant will satisfy all NJDEP water quality requirements
- No additional increase in run off shall be experienced by adjacent properties, including City Property
- The applicant agrees to maintain all plantings and landscaping
- The applicant shall provide details of the proposed retaining wall and the landscaping along the West side of the parking lot extension.

Marked as evidence was A-2 Landscape sketch of Shop Rite Englewood (presented at meeting)

The meeting was open to the public to question Mr. Koenig. The following person came forward:

Susan Preiselt Real estate agent representing 55 West Palisade Avenue

Questions about trees and whether or not they will overhang the loading dock area

The public portion of the meeting to question Mr. Koenig was then closed

Steve Lydon from Burgess Associates was sworn in and gave testimony. He discussed the existing site, including the parking spaces. The meeting was open to the public to question Mr. Lydon. The following person came forward:

Susan Preiselt Real Estate agent representing 55 West Palisade Avenue

Stated that she does not like the current lighting design on James Street  
The public portion of the meeting to question Mr. Lydon was then closed.

Donald Turner, architect for the applicant was sworn in. He was questioned by board member David Maron about the proposed wall on the northern side of the property as well as the wall on the southern side. Mr. Maron asked if the look of the wall on the southern side could be softened. Mr. Turner stated that they will plant trees there and that will soften the look. Mr. Koenig was recalled and stated that the trees will exceed 20 feet.

The meeting was open to the public to question Mr. Turner. No one came forward. The public portion of the meeting to question Mr. Turner was then closed.

Francs Volczy, assistant city engineer was sworn in and gave testimony. He stated that if the application is approved, a maintenance agreement will be part of the Developer's Agreement. The maintenance will include the planting strips, fencing and trees.

The meeting was open to the public to question Mr. Volczy. No one came forward. The public portion of the meeting to question Mr. Volczy was then closed.

There was a board discussion.

Motion to approve: Mr. Brown Second: Mr. Baer

Passed by a vote of 6 yes (Anhalt, Dacey, Forman, Caviness, Baer, Maron)

0 no

The meeting was adjourned at 9:45 by Chairman Anhalt.

Respectfully submitted,

Tina Evans