

Minutes

Englewood Planning Board

Thursday July 10, 2014

8:00 p.m.

Members present: Mayor Huttler, Ms. Fay, Mr. Forman, Chairman Anhalt, Mr. Baer, Mr. Maron, Mr. Dacey, Mrs. Mann

Members absent: Mr. Caviness, Mr. Dematrakis, Mr. Brown

Also present: Mrs. Evans, Mr. Kates, Mr. Volczy (engineering)

Meeting called to order at 8:15 p.m.

Roll call, announcement of open public meeting act, pledge of allegiance

Announcements:

File#2014-8 NAMA LLC, 9-19 Grand Avenue Moved to September 4, 2014

Minutes:

Minutes of June 12th

Motion to approve: Mayor Huttler Second: Mr. Forman

Passed by unanimous vote

New Business:

File#2014-12 ERA South Route 4 and Sterling Boulevard

Louis D'Arminio spoke for ERA South. He explained that the application before the board has nothing to do with the proposed WAWA store that is attempting to open in Englewood. He stated that the application is only for the residential component of the plan.

Matthew Capizzi appeared before the board representing 56 Route 4 East.

Reggie Jenkins Esq. representing Price Meese addressed the board. The property in question is the Flat Rock Development PUB Overlay Zone. The plan calls for 195 residential units. The breakdown is as follows:

71 one bedroom apartments

116 two bedroom apartments

4 two bedroom and den apartments

4 three bedroom apartments

They are proposing 312 parking spaces.

Douglas Cohen, Esq from the Hekemian Group gave a brief history of the application. He explained that a portion of the units (7.5%) will be set aside for affordable housing. There will be a spa on the premises that will be for residents only. A seasonal pool will also be available for the residents.

Marked as evidence were the following:

A1-Settlement agreement page 16 signature pages

A2-Previous Planning Board Resolutions

The plans call for a steam room and sauna and fitness center. Towels will be provided. It was stated that the facility will not offer massages.

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

Sworn in was Gerry Simon, architect for the applicant. Mr. Simon reviewed the site plan floor by floor. The three bedroom units will be built on the inside corners of the building. The building material that they will be using will be a two tone brick with light and darker colors. Marked as evidence was:

A3-Material Board showing 2 brick colors, graphite panel on access area, hardy plank for inside courtyard

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

Mr. Jenkins then gave a summation. He stated that the plans will be revised and will reflect the testimony given during the meeting. There was a board discussion. Among the conditions discussed were the following:

- No signage
- Install 3 8" steel bollards for vehicular safety and security
- All landscaping plantings must be maintained and replaced in a timely manner

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

Passed by a vote of 8 yes (Huttle, Fay, Forman, Anhalt, Baer, Maron, Dacey, Mann)

0 no

Resolutions:

File#2014-7 NVE Savings, 70-76 Engle Street

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

Passed by a vote of 5 yes (Huttle, Forman, Anhalt, Baer, Maron)

0 no

File#2014-6 Dwight Englewood School, 420 Booth Avenue

Motion to approve: Mayor Huttle Second: Mr. Forman

Passed by a vote of 5 yes (Huttle, Forman, Anhalt, Baer, Maron)

0 no

Board Business:

Review of Ordinance#14-26

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

Passed by a vote of 8 yes (Huttle, Fay, Forman, Anhalt, Baer, Maron, Dacey, Mann)

0 no

Motion to adjourn: Ms. Fay Second: Mr. Maron

Meeting adjourned at 9:45 p.m.

Respectfully submitted:

Tina Evans