

Minutes

Englewood Planning Board

Thursday July 24, 2014

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mayor Huttie (8:25), Ms. Fay (8:20), Chairman Anhalt, Mr. Caviness, Mr. Baer, Mr. Dacey (8:25), Mrs. Mann

Members absent: Councilman Forman, Mr. Demetrakis, Mr. Brown

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

Meeting called to order at 8:05 p.m.

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

Minutes:

Motion to approve the minutes of July 10th: Mr. Baer Second: Chairman Anhalt
Passed by unanimous vote

Resolution:

File#2014-5

ERA South NJSH Route 4 and Sterling Blvd

Motion to approve: Mr. Maron Second: Mrs. Mann

Passed by a vote of 7 yes (Huttie, Fay, Anhalt, Baer, Maron, Dacey, Mann)

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New Business:

File#2014-9 First Commerce Bank, 44 Engle Street

Allan Bell, from the law firm Jacobs and Bell addressed the board. He gave them a brief overview of the case. Mr. Bell called Abraham Opatut to be sworn in and testify as the President of the bank. Mr. Opatut stated that there are five First Commerce Bank locations throughout New Jersey and that the Englewood branch is currently open. The meeting was open to the public to question Mr. Opatut. No one came forward. The public portion of the meeting to question Mr. Opatut was then closed.

Sworn in was Michael Placko representing Sign A Rama, the contractors for the applicant. Mr. Placko testified that the applicant is seeking approval to place 12" channel LED letters at the top of the building that will say: FIRST COMMERCE BANK. For the drive through they propose a 24 x 36 sign on the pole with illuminated letters. A monument sign is proposed on the front lawn of the property that will be 7.5 feet in size. The sign will have raised letters with their logo. There will also be two back signs in the parking lot that will be illuminated with burgundy letters on white. Only the letters will be illuminated. The meeting was open to the public to question Mr. Placko. The following person came forward:

Harry Danner 52 Hillside Street

Mr. Danner expressed concern about the illumination of the letters and the reflection into his window. The public portion of the meeting to question Mr. Placko was then closed.

Sworn in was Michael Hubschman, engineer for the architect. Marked as evidence were the following:

A1-site plan (colorized) dated 4/24/14

A2-15 photos of various banks throughout Englewood showing that 8 of them have non conforming signs

Also marked were:

S1- Proposed sign on top of building saying First Commerce Bank

S2-Proposed signs on drive in

S3- Proposed monument front sign

S4-Proposed drive through directional signs

The applicant agreed to limit the proposed LED sign to 4 colors and only change the message twice a day. They will not use red, yellow or green. They would like to use white and blue.

Marked as evidence was: A3- Photos showing other LED signs throughout Englewood.

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

The board discussed the signage and the impact it will have on Hillside Street. Mr. Placko was recalled and he stated that signage will not cause a glare in the windows of residents on Hillside Street.

Ken Albert, city engineer and planner was sworn in. He stated that he felt that the lighted letters at the top of the building will not beam into Mr. Danners house. The meeting was open to the public to question Mr. Albert. No one came forward. The public portion of the meeting to question Mr. Albert was then closed.

The meeting was open for public comment. The following people came forward and were sworn in:

Harry Danner 52 Hillside Street mentioned that the Shop Rite sign in Palisades Court shines into his window

Rob Carson 46 Hillside Street concern about the lighting

The public comment portion of the meeting was then closed.

It was suggested that the applicant redesign their ground sign and meet with board member Mrs. Mann to review all of their proposed signage. The case was continued until August 21st.

File#2014-10 Squan Construction Services LLC 324 Harold Avenue

Elliot Urdang, attorney for the applicant addressed the board. He gave the board an overview of the application. The business is looking to expand the office space to accommodate the need for more secretarial space. The bulk of the employees leave the building to work in the field. The ground floor of the building will store materials. The first floor will be the secretarial space.

Sworn in was Jason Falcone, Senior Project Manager at Squan. He testified that the company builds everything related to cell phones. However no work is done on site. The crew arrives at work, load up their vehicles and then go out into the field. The remaining office staff works 9:00 until 5:00. At the end of the day the crew returns and then goes home. Office space is currently tight so there is a need for additional space. All employees park at their current location.

Marked as evidence was:

A1- 5 photos marked A1A-A1E

The overhead doors will stay.

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

William Vogt, engineer for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A2-submitted site plan

A3-aerial photo

A4- colorized version of C-02 with proposed landscaping

Mr. Vogt testified that the applicant will install van accessible parking signs. The curb line will be redone.

They will add landscaping to the area inside of the fence. The grassy apron area will remain grass and shrubs will be planted. Part of the fence line is encroaching onto the city right of way in the rear of the property. The old property owner had a concrete pad built on to the city property. Marked as evidence was:

A5- 4 photos taken by Mr. Vogt and property owner. They were marked A5 a, b, c, d

Franz Volcny assistant city engineer was sworn in and addressed the board. He stated that the concrete pad is there and is not visible from the park. The back door is wide enough to drive a car through and park it on cement.

Mr. Vogt continued testimony by discussing the signs on the front and side door. The applicant will remove the side door sign and conform the front sign to the city ordinance. The applicant stated that they would like to purchase the concrete pad area from the city.

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

The meeting was open to the public for comments. No one came forward. The public portion of the meeting for comments was then closed. Mr. Urdang gave his summary.

Motion to approve with the following (but not limited to) conditions:

- The applicant will remove the side sign and the front sign will conform to the sign ordinance
- The city will sell the property which protrudes into the city park to Squan LLC, subject to an appraisal of the property and approval from Green Acres.

The motion was made by Mayor Huttle Second: Mrs. Mann

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

0 no

File#2014-13 Lexus of Englewood, 60 Rockwood Place

Elliot Urdang, attorney for the applicant addressed the board. The dealership, which is certified pre owned is located at 60 Rockwood Place. The applicant is changing only the East and West façade. The dealership has a visibility problem. Cars travelling along Route 4 cannot see them.

Patrick Genova, general manager of the facility was sworn in. He testified that the dealership needs to be better identified. The signage they are proposing will have internally soft white lighting. The logo for Lexus will be in scale. It was proposed that they agree to the same sizes that Mercedes Benz has for their signage. Mr. Genova agreed to this. The lettering will be proportional to the sign. The meeting was open to the public to question the applicant. No one came forward. The public portion of the meeting to question the applicant was then closed.

Motion to approve: Mayor Huttle Second: Mrs. Mann

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

0 no

The meeting was adjourned at 10:35 p.m. by Chairman Anhalt.

Respectfully submitted, Tina Evans

