

Minutes

Englewood Planning Board

Thursday November 6, 2014

8:00 p.m.

Municipal Court 73 South Van Brunt Street

Members present: Mayor Huttel, Councilman Forman, Chairman Anhalt, Mr. Baer, Mr. Maron, Mr. Dacey, Mr. Demetrakis, Mr. Brown, Mrs. Mann

Members absent: Ms. Fay, Mr. Caviness

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

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

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

Resolution:

File#2014-8 NAMA LLC

9-19 Grand Avenue

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

Passed by a vote of 5 yes (Huttel, Anhalt, Baer, Maron, Demetrakis)

0 no

New Business:

Consistency determinations for Ordinances 14-34, 14-35, 14-36, 14-37, 14-38, 14-39, 14-40 14-41.

Ken Albert, city engineer and planner addressed the board. He discussed 3 changes: Block 2802 Lot 20 which is a lot on Forest Avenue. This is an unbuildable lot attached to LI zone property. It should not be in the RE zone.

Mr. Albert discussed the RMA zone and the property along East Palisade Avenue. There are two lots that would change from the RMA to the townhouse zone. He also discussed Block 2304 Lot 6. This area includes Cassies Restaurant on South Dean Street. This area should be D1B.

Planning Board attorney Michael Kates asked the board to look at the big picture and any issues that might arise before the Mayor and Council.

Neil Desai, Senior Planner for RBA addressed the board and gave an overview of the process. He introduced the reasons for the decisions made about the districts. He felt that the new ordinances must

be promoted. In particular is the Central Business District (CBD). The CBD currently does not manage parking in the downtown because there is no design standard. The new codes would change that. The zoning should be consistent with the master plan. The CBD would not be called the Downtown District. Office Industrial would be the RIM district.

The board comments included Mayor Huttle thanking the board for their participation and mentioning the historic participation from the residents. He also thanked Mr. Baer for his diligence and hard work. Mr. Baer reiterated Mayor Huttle's words and said although it was a long and thorough process everyone shared the vision.

Motion to recognize the consistency determinations for Ordinances 14-34, 14-35, 14-36, 14-37, 14-38, 14-39, 14-40, 14-41: Mr. Brown Second: Mr. Demetrakis

Passed by a vote of 9 yes (Huttle, Forman, Anhalt, Baer, Maron, Dacey, Demetrakis, Mann, Brown)

0 no

Continued Application:

File#2014-16 Englewood Builders, Urban Renewal Co

51 West Englewood Avenue and 13 William Street

Dean Marchetto, architect for the applicant addressed the board. He referred to the revised plans that had been given to the board prior to the meeting. Marked as evidence was:

A5- revised plans dated 10/22/2014

He informed the board that the front cupola at the entrance to the building on William Street was referred to its original design. Also, a fourth elevator was added for the convenience of the tenants. It will also double as a loading elevator.

A6- designs of the courtyard area that showed four three dimensional views of the courtyard.

A7-new William Street rendering

Mr. Marchetto discussed the materials proposed for the building. Some of the materials being used are hardy board and three different brick motifs. The first brick motif proposed was a Cherokee blend cast stone base limestone. It is a copper colored material and the windows will be dark brown. The second for the center of the building is an autumn blend "yellow beige color" trimmed with a black cast stone. The window frame will be black. The third which is proposed for the End (South Side) is a gold/rust color trimmed in a light gray. The window trim will be a green copper color. One bedroom has now been eliminated from each floor. One parking space is also gone. They are now proposing 332 parking spaces.

Marked as evidence was:

A8, 9- Photos of a building in Morristown designed by Mr. Marchetto. They were passed to the board for viewing. Not distributed.

A4- was marked to show where the hardy board is and where the brick is.

The board questioned Mr. Marchetto. The suggested that the exterior design be extended to the rest of the building. They would prefer to see brick completely around the building. Several board members expressed concerns about the interior court yard area. The meeting was open to the public to question Mr. Marchetto. No one came forward. The public portion of the meeting to question Mr. Marchetto was then closed.

Charles Thomas Jr. was sworn in and gave testimony as the engineer for the applicant. Marked as evidence was:

A10- storm water management report

A11-traffic engineering evaluation

A12-unclear

A13-engineering plans revised 10/17/2014 (12 sheets)

A14-aerial photos existing conditions

A15-proposed conditions

A16- geological report

A-17 traffic report

Mr. Thomas discussed impervious coverage and water runoff

The applicant is proposing the planting of seven shade trees along West Englewood Avenue. They propose Rhodys, and Cypress on William Street. Humphrey Street will have cherry trees. Mr. Thomas stated that he reviewed Mr. Albert's engineering report and they will comply with it. All of the landscaping will be irrigated.

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

Sondra Greenberg 449 Liberty Road

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

This case is continued to December 4th.

Chairman Anhalt adjourned the meeting at 10:55 p.m.

Respectfully submitted:

Tina Evans