

Minutes

Englewood Planning Board

Thursday March 19, 2015

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mayor Huttel, Mr. Dacey, Mr. Forman, Mr. Anhalt, Mr. David, Mr. Baer, Mr. Maron.
Chairman Demetrakis, Mrs. Mann, Mr. Brown (8:15)

Members absent: Ms. Fay

Also present: Attorney Ellis, Mrs. Evans, Mr. Volcy

Meeting called to order at 8:00 p.m.

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

Announcements:

File#2017-17
Congregation Shomrei Emunah
89 Huguenot Avenue
Moved to May 7th

Completeness Review:

File#2015-2 Neungen-Gha Zen Center
This application was deemed complete by city engineer Mr. Volcy
Motion to accept the application as complete: Mr. Dacey Second: Mr. David
Passed by a vote of 9 yes (Huttel, Dacey, Forman, Anhalt, David, Baer, Maron, Demetrakis, Mann)
0 no

The application then proceeded as a new application.

Elliot Urdang, attorney for the applicant addressed the board. The applicant is seeking approval for a house of worship. Mr. Urdang called Michael Hubschman to be sworn in and give testimony as the engineer for the applicant. Marked as evidence was the following:

A1-colored version of the site plan dates 9/22/2014 revised 11/21/2014

Mr. Hubschman discussed landscaping, fencing, drainage and lighting. After a board discussion it was determined that the applicant should appear before the Zoning Board for an interpretation.

Completeness Review:

File#2015-3
ERA South
Route 4 and Sterling Boulevard

The application was deemed complete by city engineer Mr. Volcy.
Motion to accept the application as complete: Mayor Huttle Second: Mrs. Mann
Passed by a vote of 9 yes (Huttle, Dacey, Forman, Anhalt, David, Baer, Maron, Demetrakis, Mann)
0 no

The application then proceeded as a new application.

Louis D'Arminio, attorney for the applicant addressed the board. Douglas Cohen was sworn in. The following was marked:

A1- notice that the applicant placed on the door of municipal court regarding the cancellation of the previous meeting due to inclement weather

Marked as evidence were the following:

A2-site plan set dated 1/19/2015 Revised 2/16/2015

A3-site plan dated 4/18/2008 (previously approved site plan on site)

A4-colored version of the site plan dated 1/19 2015 revised 2/16/2015. This shows the current proposal of retail on the ground floor and 3 stories of office space.

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

Gerry Simon from the Lessard Group was sworn in as the architect for the applicant. Marked as evidence were the following:

A5-architectural plan set

A6-north elevation colored version

A7-A1.01 first floor with office to the south and 3 retail units

A8-typical floor plans office

A9-south elevation dated 1/28/2015

A10-north elevation facing route 4 showing signage dated 1/28/2015

A11-retail floor showing Sterling Blvd

A12-west elevation facing creek dated 1/28/2015

A13-material board/sample board

Mr. Simon stated that all mechanicals on the roof are sheeted. The meeting was open to the public to question Mr. Lessard. No one came forward. The public portion of the meeting to question Mr. Lessard was then closed.

Mike Dipple from L2A Land Design was sworn in and gave testimony as the engineer for the applicant. He addressed the PUD zone, ingress, egress, Sterling Boulevard and the right of way. He also discussed landscaping. The streetscape design will continue and coordinate with existing landscape. Evergreens will be planted along the stream area. The lighting theme will be continued. He also addressed signage. A-10 previously marked addressed a letter height of 24". He stated that all retailers will have the same letter type.

A14-alternative layout concept SK1 2/15/2015

A15-creek setback exhibit SK2

The ground sign will be located in the northeast area adjacent to Route 4. It will have a panel design that was previously approved by the board.

The meeting was open to the public to question Mr. Dipple. Frantz Volcy, city engineer asked about the landscaping and retaining wall. The public portion of the meeting to question Mr. Dipple was then closed.

Elizabeth Dolan, traffic engineer for the applicant was sworn in and gave testimony. Marked as evidence was the following:

A-16 traffic report

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

Mr. D'Arminio gave his summation. There was a board discussion.

Motion to approve: Mr. Anhalt Second: Mayor Huttle

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

0 no

The city engineers report and Mrs. Mann's comments regarding the pylon must be on reflected on record.

Resolutions:

Appointment of the RBA group as Planning Consultants

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

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

0 no

Resolution adopting Master Plan Amendments

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

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

0 no

Motion to adjourn: Mr. Brown Second: Mrs. Mann

Meeting adjourned at 11:00 p.m.

Respectfully submitted:

Tina Evans

