

Minutes

Englewood Planning Board

Thursday July 23, 2015

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mayor Huttle (8:15), Mr. Dacey, Councilman Forman, Mr. David, MR. Baer, Mr. Maron, Ms. Fay, Chairman Demetrakis, Mrs. Mann

Members absent: Mr. Anhalt, Mr. Brown

Also present: Mrs. Evans, Mrs. Walsh

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

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

Minutes:

Motion to approve the minutes of July 23rd Mrs. Mann Second: Ms. Fay

Passed by a vote of 6 yes (David, Baer, Forman, Maron, Fay, Mann,)

0 no

New Application:

File#2015-6 Investor's Bank , 104-108 Englewood Street

Klara Harellick, attorney for the applicant addressed the board. The applicant is proposing the construction of a 2,528 square foot bank with parking lot that includes drive up aisles for ATM and bank teller access. Twelve parking spaces are proposed. The current building will be demolished. All proposed signage was approved by board member Mrs. Mann and the applicant reflected all of the approved signage in his application.

Karen Luongo, architect for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A1-site plan

A2- artist's rendering of the proposed building

A3- floor plan

The bank will include a waiting area, community wall and a dome. There will be two drive up lanes.

Building materials are high end, cast stone, brick piers, curved cornices. Marked as evidence were the following:

A4-showing drawing of signage on building

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

Gonzalo Trenosky, engineer for the applicant was sworn in and addressed the board. Marked as evidence were the following:

A5- (\$100)- showing existing conditions

A6—(C400) proposed conditions

The property is setback sixteen feet from the property line. The applicant designed a building that has a 30% reduction in impervious coverage. Marked as evidence were the following:

A7-(C500) 3,000 gallon drywall system that captures all runoff

A8-(C600) lighting featuring LED fixtures

A9-(L601) Landscaping shade and ornamental trees will be planted

The board requested a sidewalk plan and the applicant stated that they will be responsible to all sidewalks. The meeting was open to the public to question Mr. Trenosky. No one came forward. The public portion of the meeting to question Mr. Trenosky was then closed.

Joseph Steiger, traffic engineer for the applicant was sworn in and gave testimony. The existing building is now at 4, 300 square feet. The proposed bank will be roughly 2,500 square feet. The meeting was open to the public to question Mr. Steiger. No one came forward. The public portion of the meeting to question Mr. Steiger was then closed.

Mr. Steiger then gave planning testimony. The meeting was open to the public to question Mr. Steiger. No one came forward. The public portion of the meeting to question Mr. Steiger was then closed.

The board discussed the application and gave the applicant suggestions about the sidewalk area. The applicant agreed to meet with the board engineer and expressed a strong willingness to change the sidewalk area to satisfy the board. The applicant will return to the Planning Board on August 6th to briefly update the board on the sidewalk design.

Motion to approve: Mayor Huttel Second: Mrs. Mann

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

0 no

Announcement:

