

## Minutes

Englewood Planning Board

Thursday December 4, 2014

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mayor Huttler, Ms. Fay, Councilman Forman, Mr. Caviness, Mr. Baer, Mr. Maron, Mr. Dacey, Mr. Demetrakis

Members absent: Chairman Anhalt, Mrs. Mann, Mr. Brown

Also present: Mr. Albert, Mrs. Evans, Mr. Ellis, Esq

Meeting called to order at 8:10 p.m.

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

### Announcements:

File#2014-17 Congregation Shomrei Emunah, 89 Huguenot moved to December 18<sup>th</sup>

File#2014-18 West Family Ventures 95-97 North Dean Street moved to December 18<sup>th</sup>

File#2014-19 Really Hot Yoga 39 Park Place AKA 88 Engle Street moved to December 18<sup>th</sup>

### Minutes:

Motion to approve the minutes of October 2<sup>nd</sup>: Ms. Fay Second: Mr. Caviness

Passed by a vote of 8 yes (Huttler, Fay, Forman, Caviness, Baer, Maron, Dacey, Demetrakis)

0 no

Motion to approve the minutes of November 6<sup>th</sup>: Mr. Dacey Second: Mr. Forman

Passed by a vote of 7 yes (Huttler, Fay, Forman, Baer, Maron, Dacey, Demetrakis)

0 no

### 2015 Proposed Schedule of Meeting Dates:

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

Passed by a vote of 8 yes (Huttler, Fay, Forman, Caviness, Baer, Maron, Dacey, Demetrakis)

0 no

Presentation to the Planning Board Ordinance #14-44

The board received a copy of the ordinance that implements portions of the land use plan of the 2014 Master Plan relating to amending and supplementing the zoning map, amending and supplementing CBD-3 and changing the designation of certain parcels from CBD-2 to the OS district, revising establishment of the zoning districts and adopting a new zoning map.

The board was asked to make a recommendation or have a finding that Ordinance 14-44 substantially complies with the Master Plan.

Motion to have counsel prepare a report indicating that the Zoning Ordinance is substantially consistent to the Land Use Element of the Master Plan: Mr. Baer Second: Ms. Fay

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

0 no

Continued Application:

File#2014-16 Englewood Builders, Urban Renewal Co

51 West Englewood Avenue and 13 William Street

Carmine Alampi, attorney for the applicant addressed the board. He called Dean Marchetto, architect for the applicant to continued testimony. Marked as evidence were the following:

A16- black and white version of courtyard elevations dated 11/21/14

A17- color version of A16 dated 11/21/14

A18-clean copy of existing exhibit dated 11/21/14 colorized formerly exhibit A4 which had extensive markings on it

Mr. Marchetto gave extensive testimony about the back and rear of the building. On William Street the brick and façade was extended. The brick appears on #1, 3,4,5,6, 7 (courtyard elevation). The hardy plank is now deeper in the courtyard and 200 feet from the street. More than 75% of the building is now brick and less than 25% is now hardy plank.

Further testimony was given on the solid mason wall which is the base of the garage on the property line. Mr. Marchetto traced the wall on his plan identifying part brick and part block. The board suggested that the wall be decorative textured blocks and further suggested that the wall not jeopardize the neighboring residents. The wall is 23 feet in height and will be two different colors to make a visual improvement.

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.

Michael Tobia, planner for the applicant as sworn in and gave testimony. He explained that the proposed development is in compliance with the redevelopment plan. He referred to city engineer Ken Albert's engineering plan and said that they project complies with the report. The meeting was open to

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

Eric Keller, traffic consultant was sworn in and gave testimony. He described the location of the dumpsters and said that will not impede traffic on Humphrey Street. The meeting was open to the public to question Mr. Keller. No one came forward. The public portion of the meeting to question Mr. Keller was then closed.

City engineer Ken Albert was sworn in and gave testimony. He requested that his engineering reports dated 11/2 and 12/2 be entered into the resolution and that he will review and approve the landscaping plan. He expressed concern regarding the turning radius from Englewood Avenue to William Street. He would like to see this curb line modified.

The applicant agreed to all of the conditions and will submit a landscaping and lighting plan to Mr. Albert. They also agreed to modify the curb line. Final drawings will be sent to the board. The applicant also agreed to attempt to save the quote written in stone that is on the building. If they cannot save the original piece then they will make a reproduction. They will also look for the time capsule that is supposedly buried there. The final set of drawings will show all revisions and will be submitted to the Planning Board for informational purposes. It will be signed and sealed.

Motion to approve: Councilman Forman Second: Mr. Maron

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

0 no

The meeting was open to the public for comments. No one came forward. The public portion of the meeting for comments was then closed.

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

Meeting adjourned at 9:30 .m.

Respectfully submitted,

Tina Evans