



Minutes

Englewood Planning Board

Thursday February 25, 2016

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Dacey, Councilman Forman, Mr. Lasher, Mr. David, Mr. Baer, Ms. Fay, Chairman Demetrakis, Mr. Brown

Members excused: Mayor Huttie, Mr. Maron, Mrs. Mann

Also present: Michael Kates, Esq, Mrs. Evans

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

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

Amended Application:

File#2015-5

Engel Burman at Englewood LLC

412 South Van Brunt Street

Block 2516 Lot 10.01

The applicant was represented by **Attorney Louis Karp**. They were seeking amended site plan approval and variance relief for a previously approved assisted living building. The following changes were proposed:

Reduce the building from 8 stories to six stories

Reduce the height of the building from 88 feet without a parapet to 81 feet including a parapet

Reduce the number of resident rooms from 309 rooms to 273 rooms

Add a walk-up stairwell to the roof in accordance with the recommendations of the Fire Chief and Fire Sub code Official

Eliminate 9 parking spaces

Three (3) front entrances to the building are being consolidated into one

The footprint of the building will remain the same.

David Mammina, of H2M Architects was sworn in. He stated that the building will now be six stories and the parapet will be seven feet high. Marked as evidence were the following:

A1-rendering showing the formerly approved building

A2-proposed new rendering showing changes and modifications (color rendering)

A3-Original north and south elevations

A4-previous and proposed east elevation dated 2/9/2016

Mr. Mammina stated that all materials will stay the same. They will now have one front entrance instead of three. Marked as evidence was the following:

A5-proposed south elevation and proposed west elevation

Attorney Karp confirmed that the applicant did not notice for the meeting. He stated that because the approved application was now decreasing in size they felt that they did not need to notice and agreed to proceed at their own risk.

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

Frantz Volcy, city engineer was sworn in. The applicant received his engineering report and agreed to his comments. The signage will be lowered on the front of the building facing Route 4. The rear signage will not change. The meeting was open to the public to question Mr. Volcy. No one came forward. The public portion of the meeting to question Mr. Volcy was then closed.

The meeting was open for public comment. No one came forward. The public comment portion of the meeting was then closed. There was a board discussion. There was a board discussion.

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

Passed by a vote of 8 yes (Dacey, Forman, Lasher, David, Baer, Fay, Demetrakis, Brown)

0 no

Board Discussion:

Mr. Brown spoke to the board about his concerns for Alexander Way. It has become a cut through for drivers. He suggested to the board that research should be done to change it to a pedestrian walkway.

Motion to Adjourn: Mr. Dacey Second: Councilman Forman

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Tina Evans

