

**CITY OF ENGLEWOOD**  
**JANUARY 26, 2022**  
**MEETING MINUTES**

Chairman David called the meeting to order at 7:36pm | Flag Salute  
Mrs. Myers read the OPMA Notice  
Mrs. Myers took Roll Call:

**In attendance:**

Chairman David, Vice Chairman Shafer, Mayor Wildes, Councilman Wilson, Ms. Patino-Valle, Mr. George, Ms. Cordon; Mr. Lerman, Mr. Rosenblatt, Mr. Almonte, Ms. Mann

**Also in attendance:**

- Douglas M. Bern, Esq., Board Attorney, Robert Costa, Board Engineer and Paris Myers, Board Secretary
- Mr. George joined the meeting at 7:43pm

**Discussion:**

- Mayor Wildes discussed with the possibility of moving the meetings from webinar mode back to conference mode. He feels that it would be better if the Board Members could see all members of the public and vice versa. Asher Forst, the Board's IT professional explained the subtle differences in both Zoom modes.

Chairman David made a motion to approve moving the Zoom meetings back to conferences mode starting with the February 23, 2023 meeting.  
Second: Ms. Mann

Vote:

Yay: 8	Chairman David, Mayor Wildes, Councilman Wilson, Ms. Patino-Valle, Mr. George, Ms. Cordon; Mr. Lerman, Mr. Rosenblatt, Mr. Almonte, Ms. Mann
Nay: 1	Vice Chairman Shafer

- **Bergen PAC Resolution:**  
Douglas M. Bern, Esq., Board Attorney explained to the Board that the Applicant would like further clarification on the wording as to what the

City expects to be posted on the digital marquee. Brian Chewcaskie, Esq., attorney for the Applicant has an issue with a condition of the approved Resolution that the Applicant would be required to post public messages at the request of the City. The applicant would like the request to be limited to emergency situations and Federal holidays.

Mayor Wildes does not feel that this limitation would be good for the City and it should be at the discretion of the City Manager what gets posted on the Bergen PAC marquee. Mayor Wildes reiterated that the marquee would not be used for frivolous messages. It was suggested that the messages posted on the marquee be limited to emergencies, holidays, and philanthropic/community activities.

Mr. Chewcaskie indicated that he would discuss these suggestions with his client and would work on acceptable language for the revised Resolution with Mr. Bern prior to the February 23<sup>rd</sup> meeting.

**Board Business:**

**Re-Organization of the 2023 Planning Board**

**Mayor Wildes swore in the newly appointed Board Members:**

Diana Patino-Valle	Class II City Official Board Member
Kevin A. Wilson	Class III Governing Body Member
Anthony David	Class IV Regular Board Member
Howard Shafer	Class IV Regular Board Member
Ilan Lerman	Class IV Regular Board Member
Raphael Rosenblatt	Class IV Regular Board Member
Emily Mann	Class IV—2nd Alternate Board Member

**Mayor Wildes nominated Anthony David for Chairman and Howard Shaffer for Vice-Chairman.**

Seconded by Ms. Mann

All in Favor

**The Board unanimously approved the following by consent agenda:**

**Motion: Ms. Mann**

**Second: Mr. George**

- Appointment of Board Attorney—Douglas M. Bern, Esq., of Bern Root LLC
- Appointment of Board Engineer—Robert L. Costa, P.E., P.P. C.M.E., of Costa Engineering Corporation
- Appointment of Paris Myers as Board Secretary
- Appointment of Laura Carucci as the court stenographer

- The Planning Board meetings be governed by parliamentary procedure of Robert’s Rules of Order.
- Rules, Regulations and Policies: That all rules, regulations, and policies adopted in previous years, and not rescinded by the City of Englewood and the Englewood Planning Board be continued in full force and effect until altered, amended, modified, or repealed by other resolutions of this Board, including board policy.
- Re-Adoption of By Laws of 2014 which remain unchanged.
- Meeting Time and Location: The regular public meetings will be held virtually via Zoom until further notice on the first and fourth Thursday of the month (unless noted otherwise) starting at 7:30 pm:
- Adoption of 2023 Meeting Dates:

January 5, 26	August 3, 24
February 2, 23	September 7, 28
March 2, 23	October 5, 26
April 6, 27	November 2
May 4, 25	December 7, 28
June 1, 22	
July 6, 27	January 2024 4, 25

- The official newspapers of the Planning Board are The Record and The Newark Star Ledger.
- It was noted that Benecke Economics would continue to hold the position of Board Planner on a monthly basis.

### **Regular Meeting:**

1. **Approval of Meeting Minutes--December 22, 2022**

Motion: Ms. Mann      Second: Mr. George      Vote: All in Favor

2. **Motion to Adjourn Scheduled Cases and Procedures:**

(a) The Board approved the adjournment request of Matthew Capizzi, Esq. for application 2021-01A Atherton Beverly LLC regarding 390 Jones Road to the February 23, 2023 meeting. The applicant will be required to re-notice.

(b) Matthew Capizzi, Esq. appeared before the Board to request an adjournment of 270 Next Day Hill Ct & 459 Next Day Hill Dr in order to address several open engineering items. Mr. Capizzi was granted his request for an adjournment to the February 23, 2023 without the need to re-notice unless the plans changes significantly.

Motion: Chairman David Mr. Lerman      Second: Ms. Mann

Vote: All in Favor

**Resolution for Approval:**

**1. Application: File# 2022-07 15 S. Dean Street LLC  
Premises: 14-20 Grand Ave. & 15-24 S Dean St.**

Motion: Ms. Mann                      Second: Chairman David

Yay: Chairman David, Vice Chairman Shafer, Ms. Patino-Valle,  
Mr. George, Ms. Cordon; Mr. Lerman

Nay: 0

Abstain: Mayor Wildes, Mr. Rosenblatt, Councilman Wilson

**Completeness Review: None**

**Application:**

- File 2022-11 308 W. Englewood Ave LLC,  
Attorney: Jennifer M. Berardo, Esq.  
Premises: 308 W. Englewood Avenue, Block 2016, Lot 1
- New application seeking to subdivide the existing single family residential lot into three (3) separate lots

Ms. Berardo on behalf of the applicant 308 W. Englewood Ave LLC gave a brief synopsis of the application. The applicant desires to subdivide the current lot at 308 West Englewood Avenue into three (3) conforming lots.

Ms. Berardo provided the Board and presented to the public the requested impact study prepared by David Spatz, P.P. and preliminary plans prepared by Hubschman Engineering to show possible improvements and the dwelling footprints on each proposed new lot.

Board Engineer, Robert Costa testified that the impact study and the preliminary plans reflect conformance with the Ordinances and Master Plan of the City of Englewood. Mr. Costa agrees that the current sewer system could accommodate the future development of the three (3) dwellings.

Board Planner, Chelsea Gleis also testified as to the conformity of the impact study and preliminary plans that were submitted. She stated that the project would maintain the character of the area, does not require

variances at this time and is consistent with the Master Plan of 2014. She concurs that the conforming subdivision and project would not cause detriment to the area or community.

Mr. Hubschman reviewed the impact study prepared by David Spatz, P.P. He testified that the sanitary sewer system is able to handle the projected 300-gallon increase in use per day. The soil tests did not indicate potential drainage issues.

Mr. Hubschman further testified and reiterated that the subdivision will create three (3) lots. Two (2) proposed lots (lots 1.01 and 1.02) will be approximately 6,500 square feet each and one (1) proposed lot (lot 1.03) will be approximately 7,500 square feet. No variances are required and the three (3) lots would be in compliance with the R-E zoning regulations.

**Public Comment:** Approximately twenty (20) members of the public expressed their concerns about the possible subdivision and re-development of 308 West Englewood Avenue.

**Motion to approve: Mayor Wildes Second: Ms. Mann All in Favor**

The application was approved by the Board with the following conditions:

- Applicant shall satisfy the engineering considerations outlined in the Planning Board Engineer's review letter of November 9, 2022, last revised on January 19, 2023. A Developer's Agreement is not required.
- Applicant agrees to address drainage "clog(s)" at the premises in consultation with the Board Engineer;
- Applicant agrees to clean the existing site and maintain the landscape pending any construction;
- Applicant agrees to file a subdivision map in addition to subdivision deeds;
- Applicant agrees to return to the Planning Board with an application in the future in the event any re-development is planned.

**Motion to Adjourn: Chairman David Second: Vice Chairman Schafer**

**All in Favor**

**Meeting was adjourned at 11:50 pm**

Respectfully Submitted,  
Paris Myers,  
Planning Board Secretary