

New Jersey Main Street Program  
New Jersey Neighborhood Revitalization Community  
Englewood Special Improvement District

A Full Service **Progressive Community**

# Englewood

Revitalization

B U S I N E S S

Commercial

Residential

Cultural

Retail

EDUCATIONAL

More

- Englewood Main Street Program
- Englewood Neighborhood Revitalization Community
- Englewood Special Improvement District

## CAPITAL BUDGET

## INFRASTRUCTURE



2011 – 2013 DRAFT Capital Budget

City of Englewood

Bergen County, New Jersey

## ASSET MANAGEMENT APPROACH

1. System Inventory
2. Condition Assessment
3. Develop an Investment Strategy

# Inventory

Tools:

1. Paper Maps – Raster Images  
- Database



2. Digitized Maps - Database

GIS System + Database

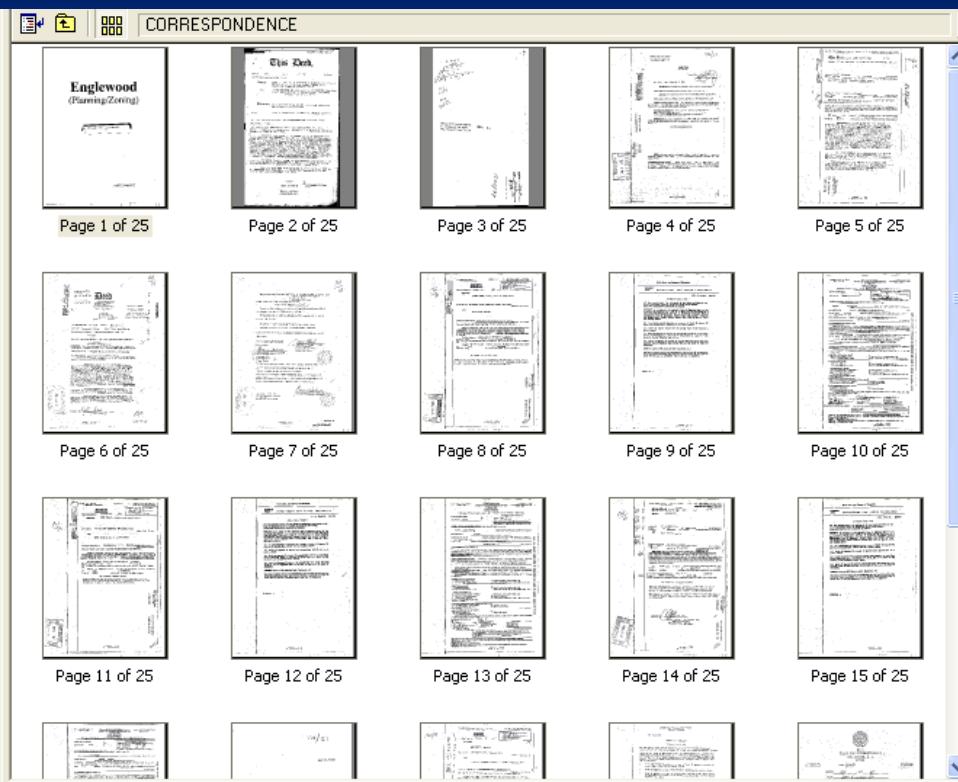


# Alchemy Database



Search Results

- PLANNING ZONNING ENGINEERING (21 documents found)
  - CORRESPONDENCE
  - CORRESPONDENCE
  - CORRESPONDENCE
  - SITE PLAN
  - SITE PLAN
  - SITE PLAN
  - COVER SHEET
  - CROSS SECTION AA
  - CROSS SECTION BB CROSS SECTION DD
  - CROSS SECTION CC
  - DETAILS
  - FIRST FLOOR ELECTRICAL PLAN
  - SECOND FLOOR ELECTRICAL PLAN
  - COVER SHEET BACK
  - FIRST FLOOR DEMOLITION PLAN
  - BASEMENT PLAN
  - FIRST FLOOR PLAN
  - SECOND FLOOR PLAN
  - ROOF PLAN
  - FRONT AND REAR ELEVATIONS
  - RIGHT AND LEFT ELEVATIONS



## Document Profile

STREET ADDRESS: 485 HIGHVIEW RD

PROJECT NAME:

BLOCK:

LOT:

GRADE:

SEAL:

DRAWING TITLE:

FILE NUMBER:  FILE TYPE:  KEY YEAR:

OWNER APPLICANT:

LDS:

PRESS CLEAR BEFORE EVERY NEW SEARCH:

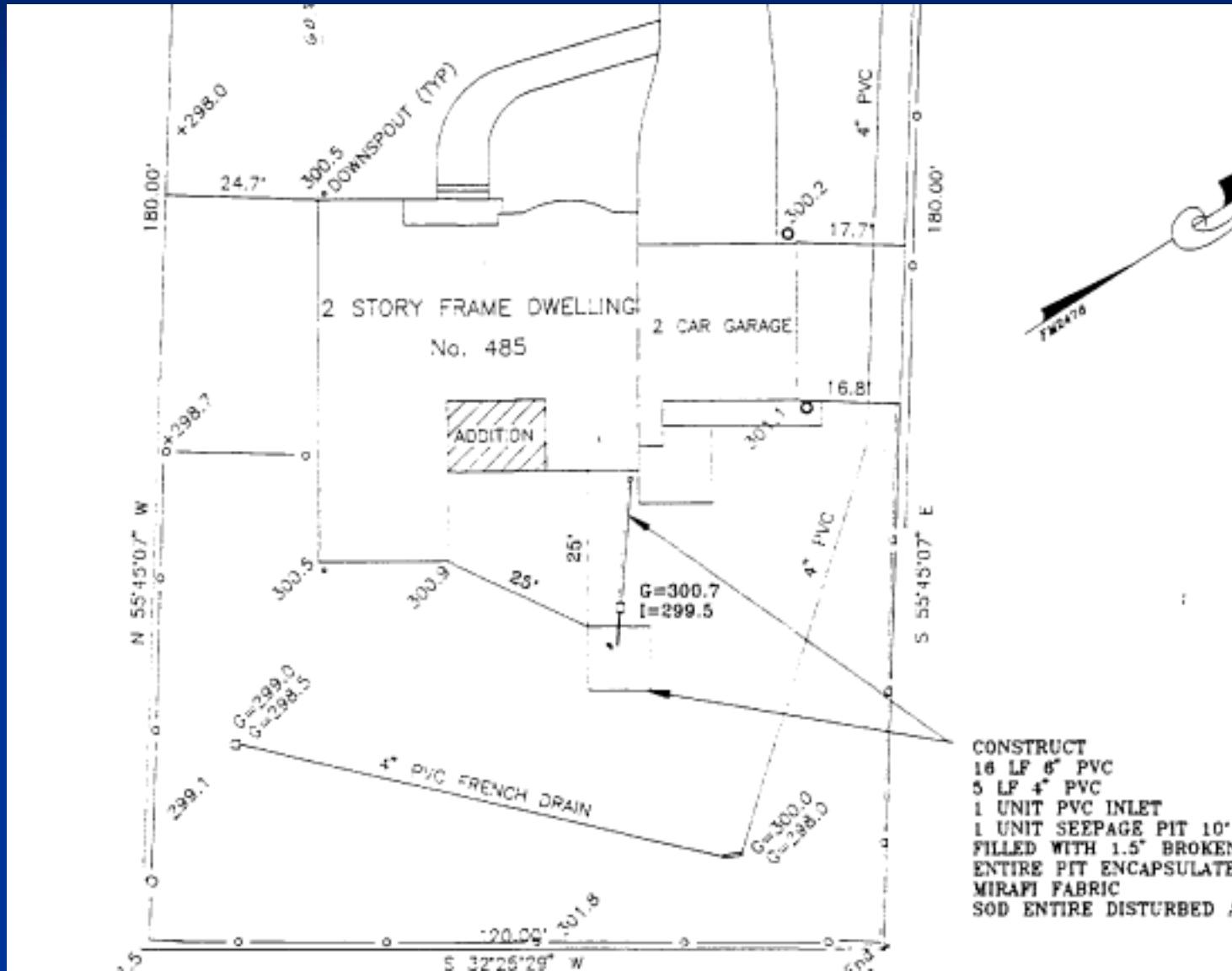
# Alchemy Database



The figure shows a CAD software interface with a search results panel on the left and a detailed site plan on the right. The search results panel lists 21 documents found, including various types of plans and sections. The site plan itself is a technical drawing of a building footprint with dimensions and a legend. Below the plan is a 'Document Profile' table with the following data:

Document Profile			
STREET ADDRESS:	485 HIGHVIEW RD		
PROJECT NAME:	ADDITION & ALTERATIONS		
BLOCK:	1701	LOT:	27
GRADE:	C	SEAL:	Y
DRAWING TITLE:	SITE PLAN		
FILE NUMBER:	9824	FILE TYPE:	BLOCK AND LOT
KEY YEAR:			
OWNER/APPLICANT:	HUTTLE		
LDS:	20304499		

# Alchemy Database



# Alchemy Database



*DEED - BARGAIN AND SALE*  
*(Covenant as to Grantor's Acts)*

1701/27

## **DEED**

R  
Canal: 5500000.00  
R  
Rtly: 2525.00 Cnty: 550.00  
Fees: 24.00 State: 1375.00  
Tot: 2549.00 MPRF: 600.00

Prepared By:

LOUIS A. CAPARELLO, JR., ESQ.

This Deed is made on September 18, 1998.

**RICHARD B. ULIVELLA AND PHYLLIS ULIVELLA, HIS WIFE**

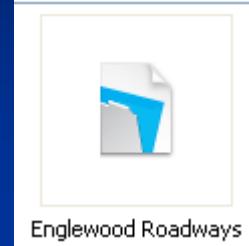
Whose address is 485 Highview Road, Englewood, New Jersey - referred to as Grantor

**FRANK HUTTLE, III AND VALERIE VAINIERI HUTTLE, HIS WIFE**

Whose address is about to be 485 Highview Road, Englewood, New Jersey, referred to as Grantee

# KAA Databases (3)

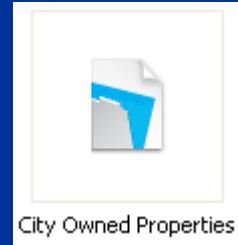
1. Roadways



2. Historical Maps



3. City Properties



# KAA Databases (3)

## City Roadways



Street Name	to	from	Length (ft)	Length (mi)	County Miles	Private Miles	Ward	Jurisdiction	Year Paved	Projected Year	Curbs	Curb Condition
Adele Ct.			465	0.088			2	City of Englewood	2003	2018	Concrete	
Allison Ct.			635	0.120			2	City of Englewood	2009	2023	Concrete	
Arch Rd.			580	0.110			2	City of Englewood		2016		
Brook Ave.			840	0.159			1	City of Englewood	2005	2020	Belgium	
Brookside Ave.			700	0.133			2	City of Englewood		2021		
Cambridge Ave.	City	Tenny	1,425	0.270			1	City of Englewood	2001	2020	Concrete	
Cape May St.			2,110	0.400			2	City of Englewood	2003	2022		
Cedar La.			2,150	0.407			2	City of Englewood		2013		
Charles St.			620	0.117			2	City of Englewood		2016	Belgium	
Chester Pl.			810	0.153			2	City of Englewood	2001	2014	Concrete	
Cumberland St.	Adele	Van Nostrand	1,600	0.303			2	City of Englewood	2003	2022		
Curry Ave.			1,390	0.263			3	City of Englewood	2008	2023	Concrete	
DeMott St.			240	0.045			1	City of Englewood	2005	2020		
Division St.			210	0.040			1	City of Englewood	2005	2020	Belgium	
Durie Ave.			1,400	0.265			1	City of Englewood	2010	2030	Belgium	
Dwight Pl.			2,975	0.563			2	City of Englewood			Belgium	
Eton St.			1,890	0.358			2	City of Englewood	2003	2024	Concrete	
Fountain Rd.			1,280	0.242			2	City of Englewood		2016		
Franklin St.			800	0.152			2	City of Englewood		2011		
Gloucester St.			780	0.148			2	City of Englewood	2003	2024	Concrete	
Grove St.			620	0.117			3	City of Englewood		2013	Belgium	
Henry St.			612	0.116			3	City of Englewood		2012		
Highland Ave.			370	0.070			3	City of Englewood		2020	Concrete	
Highwood Ave.			1,360	0.258			3	City of Englewood	2001	2026	Concrete	
Howard Pl.			290	0.055			2	City of Englewood	2001	2016	Concrete	
Hutchinson Rd.			1,420	0.269			2	City of Englewood		2016	Asphalt	
Jackson St.			980	0.186			4	City of Englewood		2025	Concrete	
James St.			1,300	0.246			3	City of Englewood		2012	Belgium	
Kenwood St.			560	0.106			2	City of Englewood	2005	2013		
Knapp Pl.			540	0.102			2	City of Englewood	2005	2017		
Lake Ct.			100	0.019			2	City of Englewood		2024		
Lake St.			1,360	0.258			2	City of Englewood		2025		
Lorraine Ct.			270	0.070			2	City of Englewood		2044		

# Condition Assessment



Englewood Roadways

## NJDOT Pavement Management System

## Asphalt Institute Pavement Mgmt

## Washington Pavement Mgmt

## Other Systems

ASPHALT PAVEMENT RATING FORM		
STREET OR ROUTE _____	CITY OR COUNTY _____	
LENGTH OF PROJECT _____	WIDTH _____	
PAVEMENT TYPE _____	DATE _____	
(Note: A rating of "0" indicates defect does not occur)		
DEFECTS	RATING	
Transverse Cracks.....	0-5	_____
Longitudinal Cracks.....	0-5	_____
Alligator Cracks .....	0-10	_____
Shrinkage Cracks .....	0-5	_____
Rutting .....	0-10	_____
Corrugations .....	0-5	_____
Raveling .....	0-5	_____
Shoving or Pushing .....	0-10	_____
Pot Holes .....	0-10	_____
Excess Asphalt .....	0-10	_____
Polished Aggregate .....	0-5	_____
Deficient Drainage .....	0-10	_____
Overall Riding Quality (0 is excellent;		
10 is very poor).....	0-10	_____
Sum of Defects _____		
Condition Rating = 100 - Sum of Defects		
= 100 - _____		
Condition Rating = <input type="text"/>		

# KAA Databases (3)

## Historical Maps

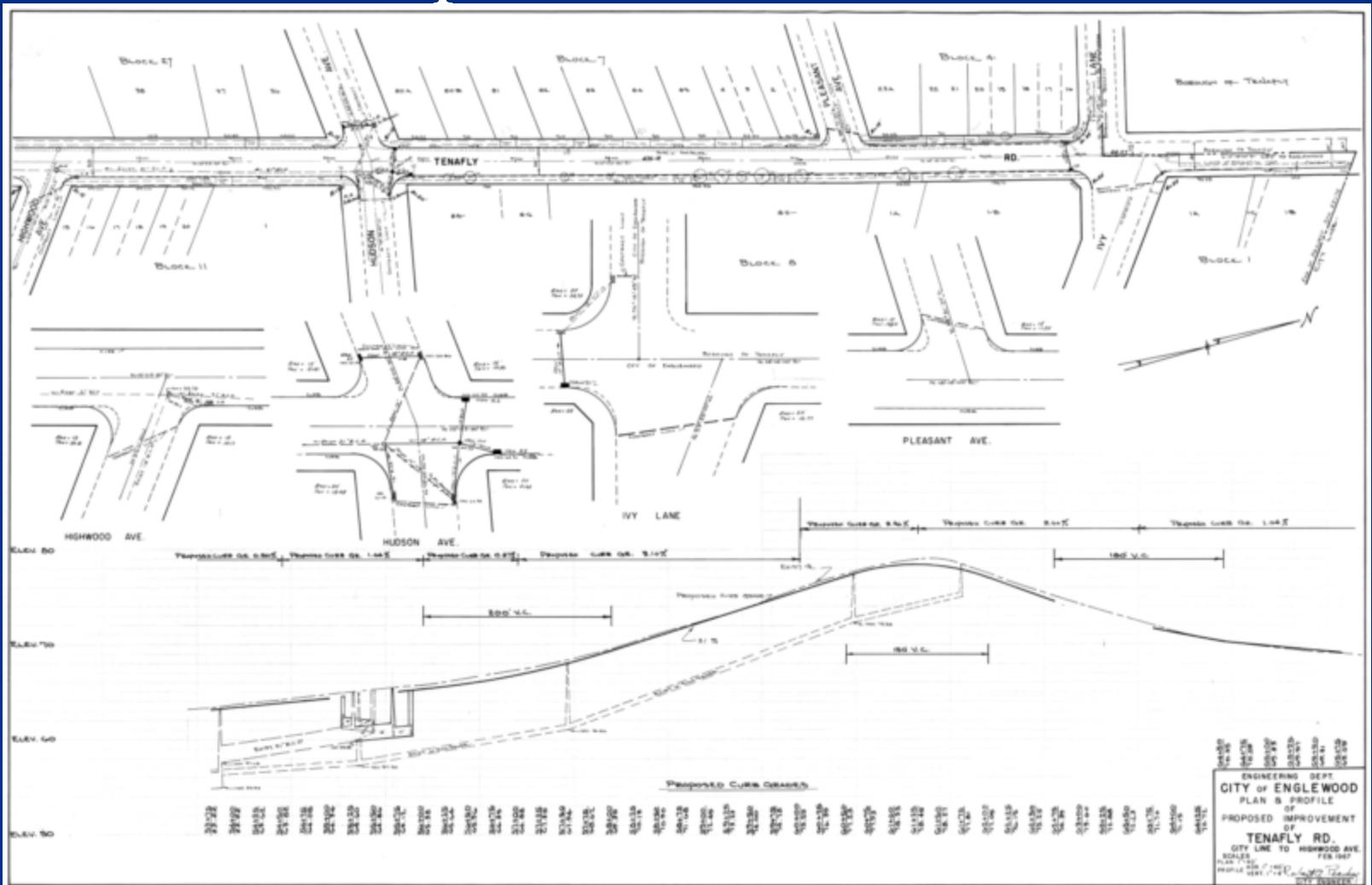


Englewood Maps : Table									
	PROJECT NAME	DATE	ROLL #	SHEET SIZE	SHEET TITLE/DESCRIPTION	STREETS	SUBFOLDER NAME	TIFF FILE NAME	HYPERLINK
►	Plan of Map of Sewers	1/36	1	36x60	Sheet #10	Palisade, Beech, Mountain, Maple,	Plan Maps	PM1	<a href="#">Plan Maps\PMC</a>
	City of Englewood Drainage Area	3/39	1	24x36	Jones Road to Palisade Avenue	Jones, Woodland, Linden, Maple, B	Plan Maps	PM2	<a href="#">Plan Maps\PMC</a>
	No Title - Shows Border with Tenafly/Englewood Cliffs	1933-1937	1	24x36	N/A	Woodland, Booth, Lydecker, Engle,	Plan Maps	PM3	<a href="#">Plan Maps\PMC</a>
	100'1" Area Map - Includes Blocks 151 to 154, 75 to 79, Others	4/40	1	24x36	N/A	Dana, Mountain, Palisade, Lydecke	Plan Maps	PM4	<a href="#">Plan Maps\PMC</a>
	100'1" Area Map - Includes Blocks 143 to 152, 188F, 188G, Others	6/40	1	24x36	N/A	Tracey, Chester, Franklin, Dwight, L	Plan Maps	PM5	<a href="#">Plan Maps\PMC</a>
	Plan of Map of Sewers	3/36	1	36x60	Sheet #4	Hamilton, Booth, Glenwood, Davisio	Plan Maps	PM6	<a href="#">Plan Maps\PMC</a>
	Plan of Map of Sewers	1/35	1	36x60	Sheet #2	Conrad, Pleasant, Hudson, Iy, Stoc	Plan Maps	PM7	<a href="#">Plan Maps\PMC</a>
	City of Englewood Drainage Area	3/39	1	24x36	Tryon Avenue to Glenbrook Pkwy.	Shephard, Washington, Palisade, M	Plan Maps	PM8	<a href="#">Plan Maps\PMC</a>
	Plan of Map of Sewers	7/38	1	36x60	Sheet #7	Levinsohn, Oakland, Palisade, Morri	Plan Maps	PM8	<a href="#">Plan Maps\PMC</a>
	Unknown Infrastructure - Bounded by Engle/Tenafly/Brook/Lane	N/A	1	24x36	N/A	Valley, Dean, Railroad, Concord, Br	Plan Maps	PM10	<a href="#">Plan Maps\PMC</a>
	100'1" Area Map - Includes Blocks 190 to 195, 172 to 177, 151 to 154	5/40	1	24x36	N/A	Forest, Grand, Starling, Audubon, R	Plan Maps	PM11	<a href="#">Plan Maps\PMC</a>
	Unknown Infrastructure - Bounded by Sherwood/Huguenot/Broad/S. Dean	N/A	1	24x36	N/A	Dean, Garrett, Chester, Franklin, Lir	Plan Maps	PM12	<a href="#">Plan Maps\PMC</a>
	Unknown Infrastructure - Bounded by Lafayette/Humphrey/Palisade/Warren	N/A	1	24x36	N/A	Warren, Lafayette, Ruth, First, Secc	Plan Maps	PM13	<a href="#">Plan Maps\PMC</a>
	Unknown Infrastructure - Bounded by Tietjen/Franklin/Border with Teaneck	N/A	1	24x36	N/A	Smith, Lewis, Humphrey, William, L	Plan Maps	PM14	<a href="#">Plan Maps\PMC</a>
	Unknown Infrastructure - Bounded by Border with Teaneck/Mattlage/Palisade	N/A	1	24x36	N/A	Genessee, Franklin, Garden, Green	Plan Maps	PM15	<a href="#">Plan Maps\PMC</a>
	Engineering Bureau - City of Englewood	1938	1	24x36	N/A	Englewood, Dean, Bergen, Grand, F	Plan Maps	PM16	<a href="#">Plan Maps\PMC</a>
	Unknown Infrastructure - Includes Blocks 212 to 218	N/A	1	24x36	N/A	Lewis, Smith, Jackson, Haase, Fore	Plan Maps	PM17	<a href="#">Plan Maps\PMC</a>
	Unknown Infrastructure - Bounded by Tenafly/Engle/Hamilton/Palisade	N/A	1	24x36	N/A	Tenafly, James, Armory, Bennett, Li	Plan Maps	PM18	<a href="#">Plan Maps\PMC</a>
	100'1" Area Map - Includes Blocks 23B to 46, 4 to 8, Others	4/40	1	24x36	Sheet #2	Marlboro, Windsor, Hudson, Murray	Plan Maps	PM19	<a href="#">Plan Maps\PMC</a>

<a href="#">Second\SW 015.t</a>
<a href="#">Second\SW 016.t</a>
<a href="#">Sewer\SW 001</a>
<a href="#">Sewer\SW 002</a>

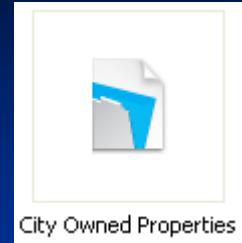
# KAA Databases (3)

## Historical Maps



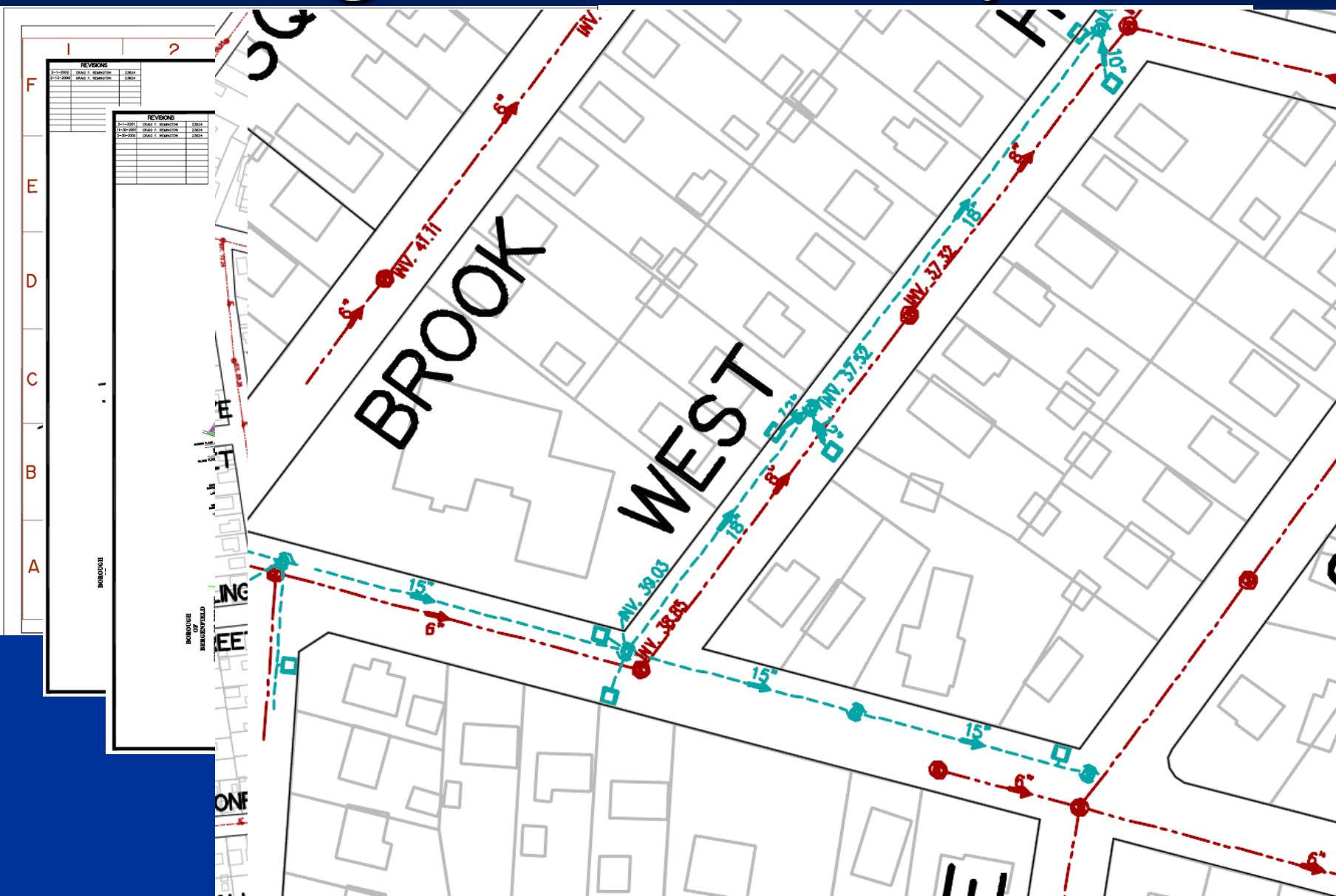
# KAA Databases (3)

## City Owned Properties



Block	Lot	Address	Description	Recommendations	Sell/ Hold
2108	3.01	340 Franklin Rd	Probable wetlands	Inspect property	Investigate
2109	1	221 Green St	Building Lot with house	Building Lot or sell to adjoining property owner	Sell
2109	16	251 Genesee Ave	Vacant Land	Building Lot or sell to adjoining property owner	Sell
2110	23	268 Lafayette Pl	Drainage ROW	Retain	Hold
2111	14	199 Third St	Building Lot	Building Lot or sell to adjoining property owner	Sell
2112	5	149 Third St	Incorrect Lot Number	Lot subdivided and part of it sold to Habitat for Humanity. Tax Assessor to review	Modify
2112	6	143 Third St	Incorrect Lot Number	Lot subdivided and part of it sold to Habitat for Humanity. Tax Assessor to review	Modify
2114	8	144 Third St	Incorrect Lot Number	Lot subdivided and part of it sold to Habitat for Humanity. Tax Assessor to review	Modify
2116	11	117 First Str	Metzlers Brook ROW and Park	Retain	Hold

# Englewood GIS System



# Asset Management

## Roadways:

1. Streets – 69 miles – \$37 million
2. Curbs – 82 miles - \$9 million
3. Sidewalks 1,000 S.Y. - \$0.5 million

# Asset Management

## Sanitary Sewer System:

4. Sanitary Sewers-350,000 L.F.-\$35 million
5. Manholes- 1100 - \$3.3 million
6. Pump Stations – 3 Stations- \$6.1 million

# Asset Management

## Storm System:

7. Storm Sewers-150,000 L.F.-\$15 million
8. Catch Basins – 750 - \$2.2 million
9. Pump Station – 1 Station- \$3 million

# Asset Management

## Storm System (continued):

10. Flood Channels-4 miles-\$40 million
11. Ponds - Miller's Pond- \$4 million  
Crystal Lake - \$3 million  
Quarry Pond - 1.8 million

# Asset Management

## Buildings:

12. Library

Recreation

City Hall

Public Safety

Firehouse

DPW

\$42 million

# Asset Management

1. Roadways	46.5 million
2. San. Collection System	44.4 million
3. Storm System	69.0 million
4. Buildings	42.0 million
5. Bridges?	63.0 million

Total without bridges = \$201.6 million  
(does not include equipment, furniture, vehicles)

# Life Expectancy

1. Roads	Hill	15-20 years
	Valley	25-30 years
2. Curbs		40 years
		w/repair 60+ years
3. SW		40 years
4. Storm Sewers		60 years (RCP)
5. Sanitary Sewers		75 years (DIP)
6. Pump Stations		32-40 years
		w/maint. 50+ years

# Issues

Roads

excessive salting  
subsurface drainage  
\*\*utility excavations

San. Sewer

I & I → EPA Grant

Storm System

Flood Hazard Areas

Old Channel Walls

Dredging - regulations

Subsurface Flow

# Condition Assessment

Roads, Curbs, SW  
Storm System

2 x each year  
Incident driven +  
resident input

San. Sewer

TV inspection  
all reconstr.

DPW records  
I & I study

Channel Walls, Ponds once every 3 yrs.  
Bridges  
undetermined

# Investment Strategy

Roadway and Sewer System

Value of \$159.9 million

Life Expectancy 48 years (wtd avg)

Sustainable investment strategy

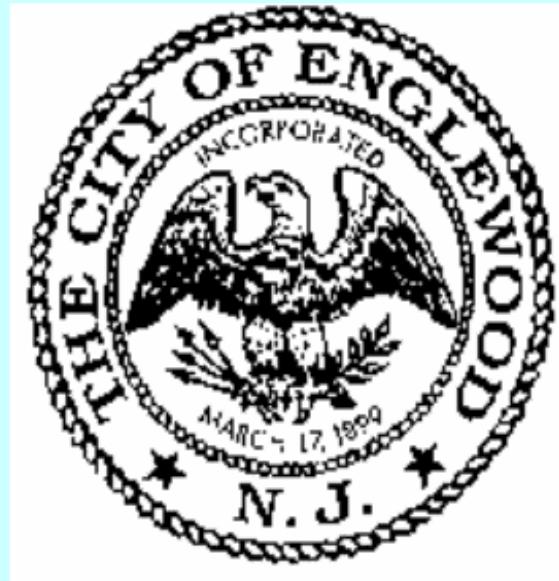
\$3 million/year

Investment directly related to repair effort

# Investment Strategy

Leverage Investment



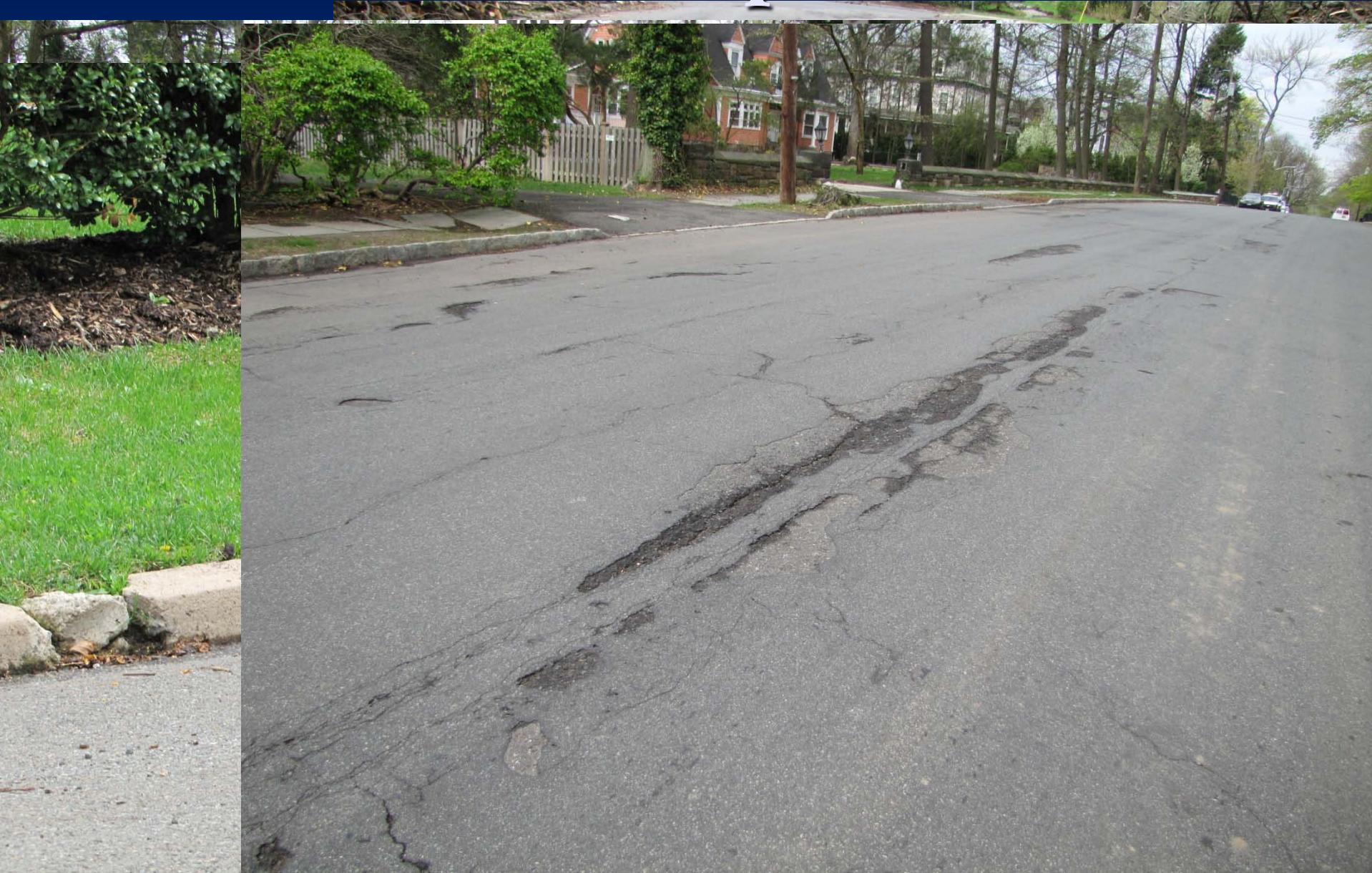


# 2011 – 2013 DRAFT Capital Budget

City of Englewood

Bergen County, New Jersey

# 2010 Road Improvements



# 2011 Road Improvements

City Engineer's 2011 - 2013 Capital Budget Infrastructure Recommendations				Revision 3: February 7, 2011
Description	2011	2012	2013	Comments
<b>INFRASTRUCTURE IMPROVEMENTS</b>				
<b>Mill and Pave Roadways</b>				
Central (St. Nicholas & Tryon)	43,304			Mill, pave, upgrade CB, repair curb
Cedar Lane	248,995			Mill, Pave
Columbus Avenue	97,433			Mill, Pave (Grant Application Pending)
Flat Rock Brook Nature Center Parking Lot	48,000			Use pervious pavement
Franklin Street	121,250			Overlay over concrete roadway
Huguenot Avenue	145,270			Mill, pave, upgrade CB, repair curb
Lane Drive	54,129			Mill, pave, upgrade CB, repair curb
Lantana (Manor to Liberty)	96,847			Mill, Pave
Liberty (Tryon to Cross)	92,005			Mill, Pave
W. Linden Avenue (William to RR Tracks)	102,270			Mill, Pave (Grant Application Pending)
Lorraine Court	35,833			Mill, Pave
Manor Road (Hudson to Lantana)	67,793			Mill, Pave
Middlesex Road	120,573			Mill, pave, upgrade CB, repair curb
Phelps (Grand to Dead End)	166,577			Mill, pave, upgrade CB, repair curb
Alden Place		43,304		Mill, Pave
Bilmart Place		32,478		Mill, Pave
Brookside Avenue		70,368		Mill, Pave
Demarest Avenue (Dean to Tenafly)		135,586		Mill, Pave
Henry Street		64,955		Mill, pave, upgrade CB, repair curb
James Street		125,901		Mill, Pave
Manor Road (Hudson to Ivy Lane)		81,194		Mill, Pave
Middlesex Road (Cape May to Gloucester)		77,478		Mill, Pave
N. Van Brunt Street		125,901		Mill, Pave
North Woodland (Johnson to Border)		216,518		Mill, pave, upgrade CB, repair curb
Orchard Street (Hudson to Ivy)		43,304		Mill, Pave
Ridge Road		42,613		Mill, Pave
Rockwood Place (Grand to Dean)		140,737		Mill, pave, upgrade CB, repair curb
Central Avenue (Liberty to Demarest)		72,635	Mill, Pave	
Grove Street		60,045	Mill, Pave	
Kenwood Street		54,234	Mill, Pave	
Lewellen Circle		205,692	Mill, pave, upgrade CB, repair curb	
W. Linden Avenue		101,689	Mill, Pave	
Meadowbrook Road		111,374	Mill, Pave	
Robin Road (Meadowbrook to Huguenot)		62,951	Mill, Pave	
<b>a</b>	<b>SUBTOTAL MILL AND PAVE</b>	<b>1,440,279</b>	<b>1,200,335</b>	<b>668,620</b>

# 2011 Road Improvements

page 2	Description	2011	2012	2013	Comments
	<b>Road Reconstruction</b>				
	Walnut St (Hillside & Lydecker)	397,000			Reconstruction
	Hutchinson Rd		227,936		Curbs, Drainage, Pavemt
	Fountain Rd		242,489		Curbs, Drainage, Pavemt
	Arch Rd		102,817		Curbs, Drainage, Pavemt
	Johnson Ave (Woodland & Booth)			320,000	Curbs, Drainage, Pavemt (Grant Applica
	Concrete Cross Walk Replacements	30,000	30,000	30,000	At Mounment Locations
	Curb and Sidewalk Program	250,000	150,000	150,000	City Wide Assessment and Project
<b>b</b>	<b>SUBTOTAL ROAD RECONSTRUCTION</b>	<b>677,000</b>	<b>753,242</b>	<b>500,000</b>	

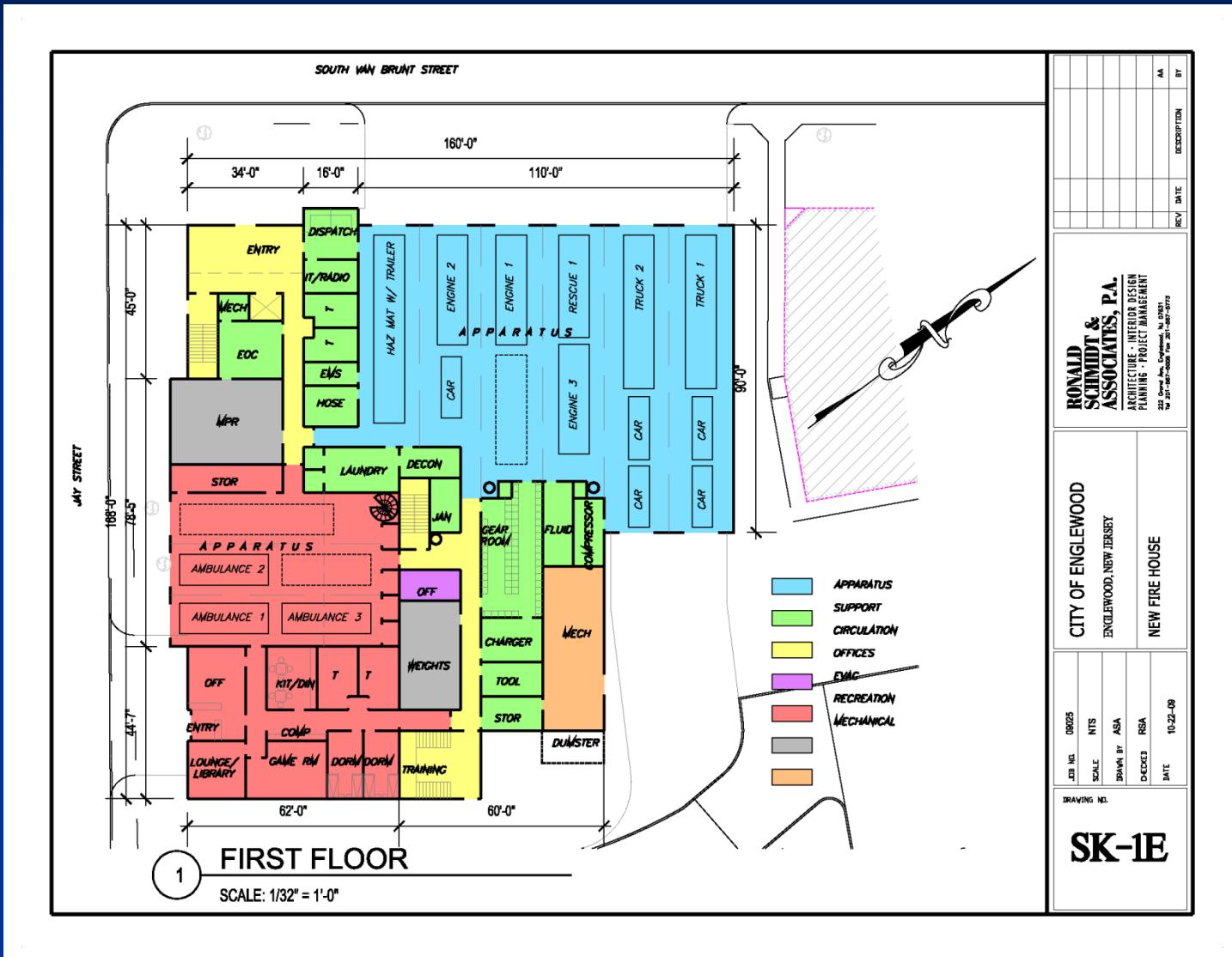




# Drainage and Parks

Drainage Improvements				
Miscellaneous Drainage Improvements	290,000	145,000	145,000	Eliminate icing by subsurface drainage and Lincoln St. Drainage improvemt
Overpeck Creek Dredging				
Survey	20,000			
Permit Application and Material Testing	51,000			
Dredging		2,400,000		Seeking outside funding
Overpeck Creek Wall Reconstruction				
Survey	24,000			
Permit Applications	54,000			
Construct. Englewood Ave to Ped Bridge		3,100,000		Seeking outside funding
Sanitary Sewer Improvements	105,000	85,000	85,000	
<b>c</b> <b>SUBTOTAL SAN &amp; STORM PIPING</b>	<b>544,000</b>	<b>5,730,000</b>	<b>230,000</b>	
Park Improvements				
Denning Soccer Field	85,000			Apply for a Matching Grant
Misc. Park Improvements	50,000	50,000	50,000	
<b>d</b> <b>SUBTOTAL PARK IMPROVEMENTS</b>	<b>135,000</b>	<b>50,000</b>	<b>50,000</b>	

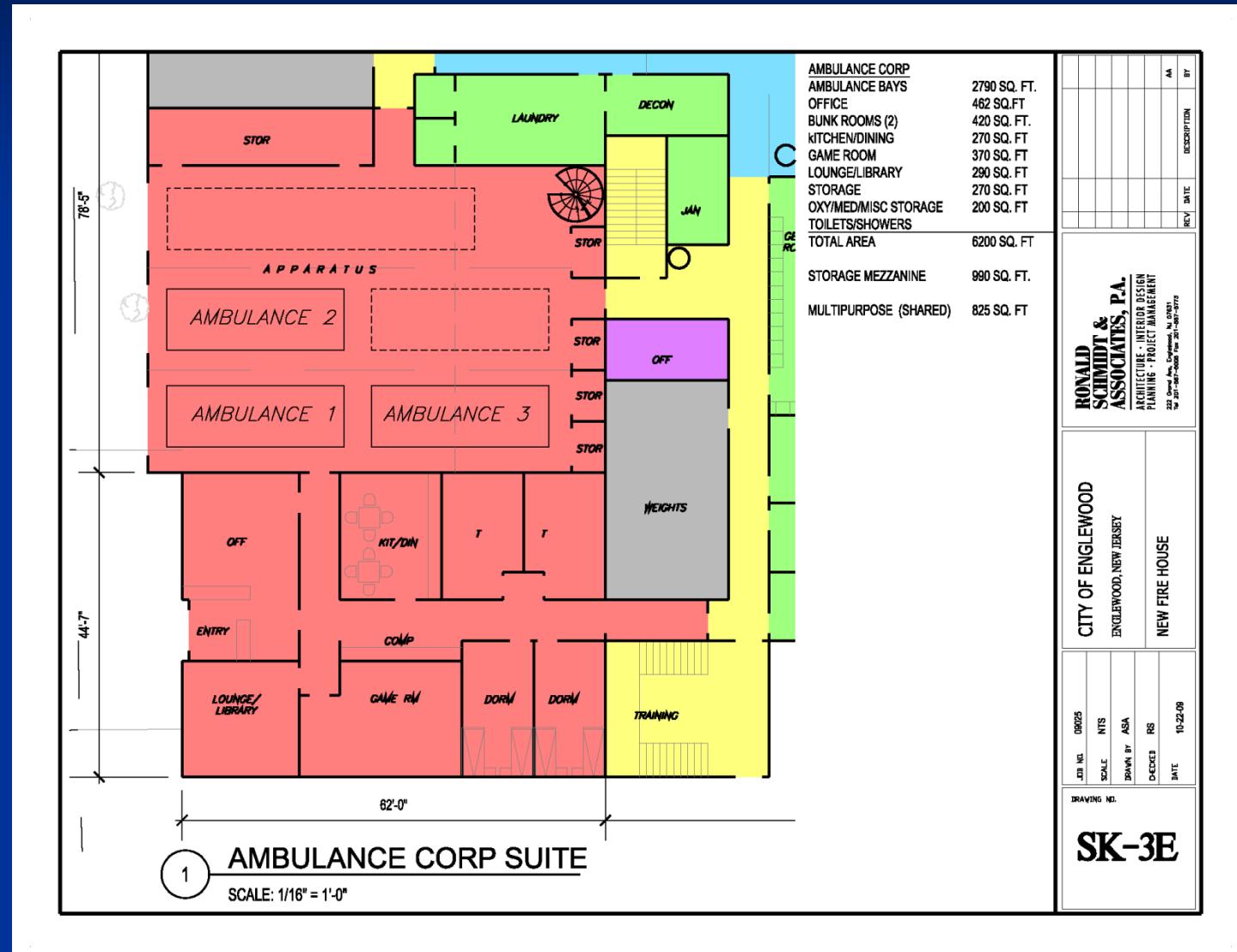
# Fire House



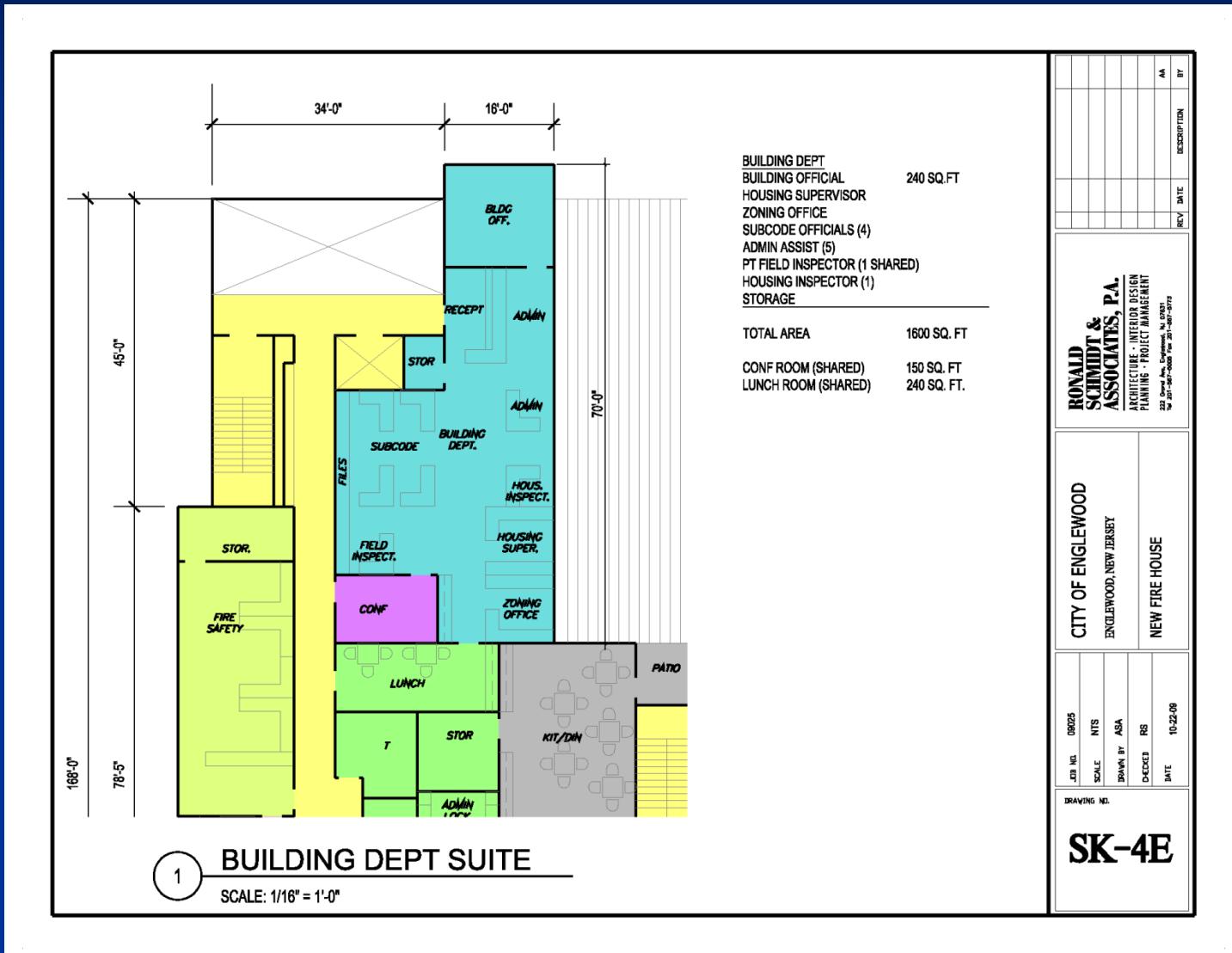
# Fire House



# Fire House



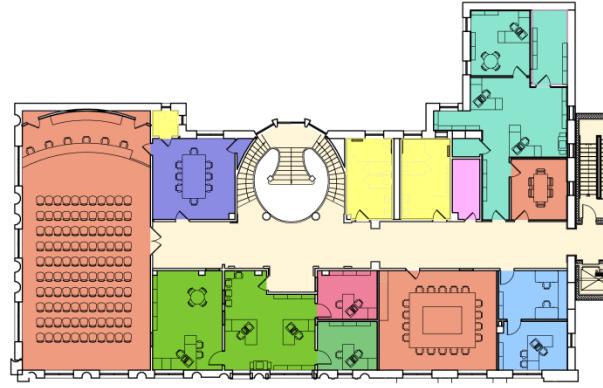
# Fire House



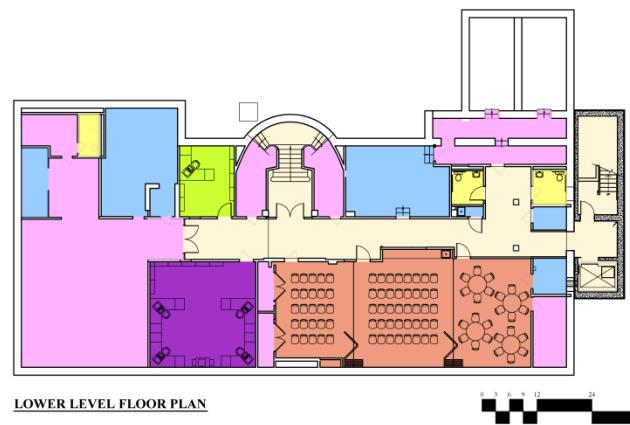
# City Hall



## **FIRST FLOOR PLAN**



## **SECOND FLOOR PLAN**



### **LOWER LEVEL FLOOR PLAN**



## PROPOSED FLOOR PLANS

## **CITY OF ENGLEWOOD CITY HALL RENOVATIONS**

PROJECT NUMBER: 1891  
FEBRUARY 26, 2009

di cara | rubino  
architects

# Documents & Facilities

page 3	Description	2011	2012	2013	Comments
	<b>Tax Map Revisions</b>	8,500			
	<b>Document Retention</b>				
	Digital Document Storage		300,000	300,000	Seeking Matching Grant
	Building Dept., Finance, Health, Administration				
	Finance, Personnel, City Clerk, Engineering & Planning				
e	<b>SUBTOTAL DOCUMENT RETENTION</b>	<b>8,500</b>	<b>300,000</b>	<b>300,000</b>	
	<b>Facility Projects</b>				
	Sanitary Sewer and Storm Sewer Mapping	37,000	24,000		
	Police Department				
	Reconstruction of Detective Bureau	175,000			Detective Bureau
	Roof at Recreation Building		12,000		
	<b>City Hall Improvements</b>				
	New Roof System	78,000			
	Environmental Abatement	40,000			
	Second Fl reconstruction			850,000	
	New HVAC System for entire building		1,600,000		
	First Floor & Basement Reconstruction			750,000	
	<b>Fuel Station at DPW</b>	550,000			
	<b>Existing Pistol Range Environmental Cleanup*</b>		500,000		
	<b>Miller's Pond Environmental Review</b>	40,000			
	<b>Armory Street Environmental Cleanup</b>	40,000			
	<b>Wayfinding System - Phase 2</b>			250,000	
	<b>New Fire House</b>	9,200,000			
	with Building Dept & Ambulance Corp				
f	<b>SUBTOTAL FACILITY PROJECTS</b>	<b>10,160,000</b>	<b>2,136,000</b>	<b>1,850,000</b>	
	<b>Traffic Signals</b>				
	Replace controllers and signals	100,000	100,000	100,000	
g	<b>TRAFFIC SIGNAL UPGRADES</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	