

**RESOLUTION AND REPORT OF ENGLEWOOD PLANNING
BOARD REEXAMING AND AMENDING PORTIONS OF THE
ENGLEWOOD MASTER PLAN AND IDENTIFYING AREAS
REQUIRING FURTHER INVESTIGATION AND STUDY
PURSUANT TO A REEXAMINATION**

At public meetings conducted on January 27, 2009, February 5, 2009, February 24, 2009, March 24, 2009, May 7, 2009, June 4, 2009, August 25, 2009, October 1, 2009, October 29, 2009 and November 24, 2009 the Englewood Planning Board conducted a duly noticed public hearing reexamining the Englewood Master Plan, adopted in 2003, considering proposed amendments to the Master Plan and identifying areas for further study by the Englewood Planning Board.

The Planning Board received a presentation from Kenneth Albert of K. Albert Associates, the City Planner/Engineer of Englewood.

The Board reviewed drafts of proposed amended language to the Master Plan and written reports from K. Albert Associates including but not limited to his report of 11/30/09.

The Board also received testimony and exhibits from many concerned citizens on various aspects of the Master Plan over the course of the hearings.

The Board made the following findings of fact, and conclusions of law and makes the recommendations as set forth herein:

1. The Englewood Planning Board finds, pursuant to its reexamination, that the Master Plan should be and is hereby amended in

part. The Board also finds that certain portions of the Master Plan as they relate to certain topics which were discussed at the hearings warrant further investigation, hearings and study. The Board also finds that some portions of the Master Plan should remain as adopted. These conclusions and recommendations are more fully set forth below.

2. The Board readopted without change the Housing Element and Fair Share Plan amendment to the Master Plan that was adopted during the course of the hearings by resolution on August 25, 2009.

3. The Board also adopted the proposed amendments submitted by K. Albert Associates with the exception of the specific areas set forth in detail below.

4. The Board found that certain matters of public importance warranted further hearings and study by the Planning Board and warranted the scheduling of further hearings within 60 to 90 days from the adoption of this resolution.

Specifically the Board found that with regard to:

- (a) The Proposed Use and Redevelopment of the Liberty School;
- (b) The Use of the Mackay Ice Arena,
- (c) The impact of the potential introduction of Light Rail by New Jersey Transit, and

(d) Planning for a Community Center; that there was insufficient information for the Board to come to a definitive conclusion in the absence of further study and hearings.

5. Therefore, the Board directed that any language in the existing Master Plan regarding the above subjects should not be construed to take any position on the foregoing subjects until the Board conducts further hearings and directs that any existing language in the 2003 Master Plan that makes a recommendation with regard to these matters should be stricken.

6. The Board also notes that the City Council of the City of Englewood has commissioned a study of the Liberty School which was not available to be considered by the Board at the time of the hearing. In addition, the City Council of the City of Englewood has commissioned a study of the Mackay Park including the ice rink, which was also not available to be considered by the Board at the time of the hearings.

7. The Board also adopted paragraphs 2 & 3 of the Land Use Element Amendments on November 24, 2009.

8. The Board's decision incorporates the amendments discussed herein and the adoption thereof which shall serve as its reexamination report and the Board shall send notice of this action to the clerks of adjoining municipalities and a copy of the amended Master Plan to the Bergen County Planning Board and to all persons entitled to copies under the Municipal Land Use Law.

9. The Board found that it had satisfied the requirements of the Municipal Land Use Law N.J.S.A. 40:55D-89 with regard to its actions concerning the Master Plan.

The Board adopted the Master Plan Amendments subject to the conditions set forth above.

ADOPTED BY THE ENGLEWOOD PLANNING BOARD AT A

MEETING HELD:

September 2, 2010

CERTIFIED TO BE A TRUE COPY

Mirjana Tarabocchia

Mirjana Tarabocchia, Secretary
Englewood Planning Board

Marvin Anhalt, Chairman *y*

Gerald Marion *not present*

James Demetrakis *y*

Charlotte Bennett Schoen, Councilwoman *y*

Eric Herschmann *not present*

Dr. Gerard Yablonovich *not present*

Anita Sniderman *not present*

Raphael Benaroya *not present*