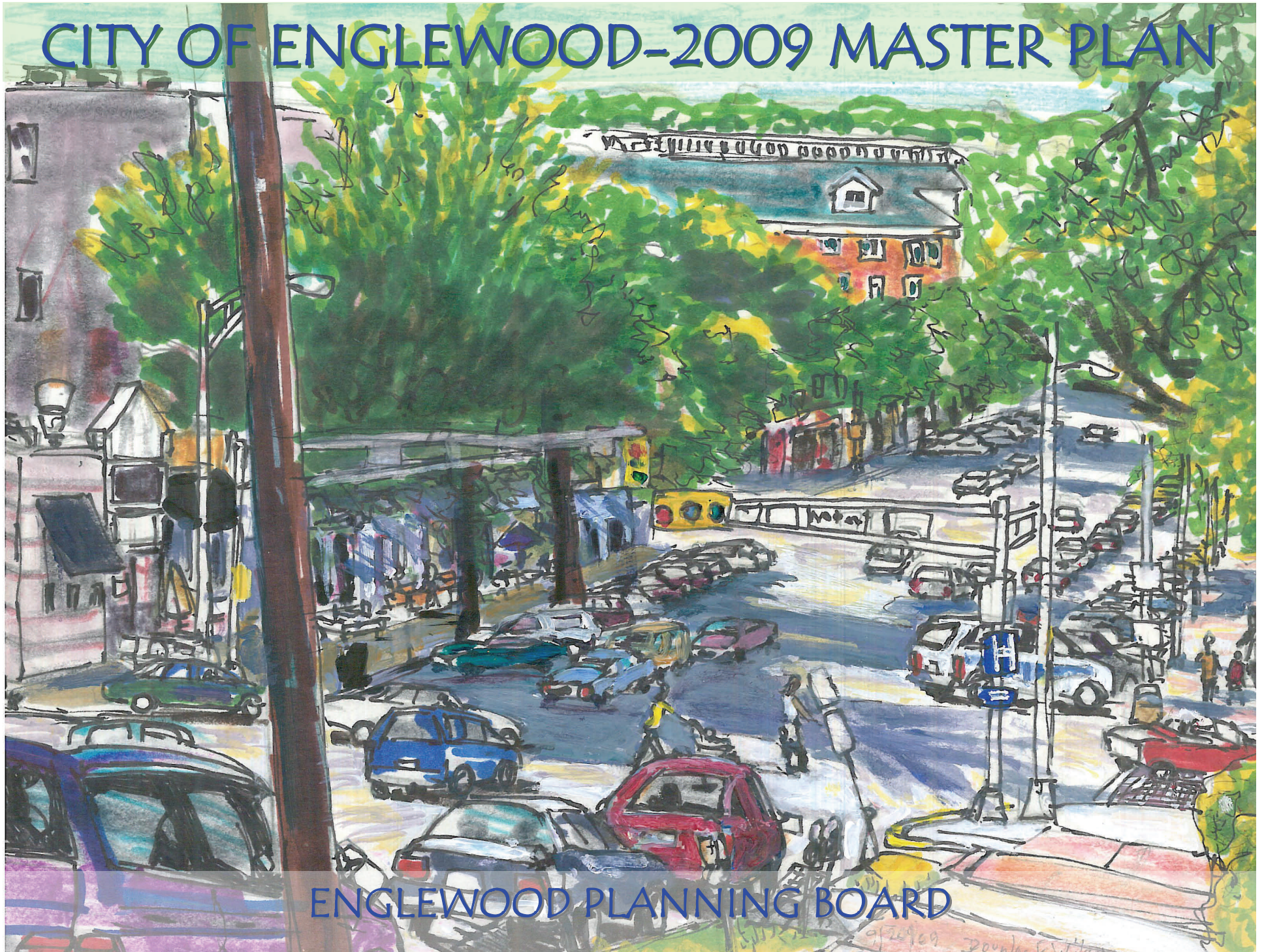


CITY OF ENGLEWOOD-2009 MASTER PLAN



ENGLEWOOD PLANNING BOARD

Date: November 24, 2009

ENGLEWOOD PLANNING BOARD

MEMBERS OF THE ENGLEWOOD PLANNING BOARD

Marvin Anhalt, Chairperson
Raphael Benaroya
Curtis Caviness
James Demetrakis
Eric Herschmann
Gerald Marion
Charlotte Bennett Schoen
Anita Sniderman
Michael Strulowitz
Michael Wildes, Mayor
Gerardo Yablunovich

Planning Board Secretary

Mirjana Tarabocchia

Planning Board Attorney

Richard Abrahamsen, Esq.

Planning Board Engineer and Planner

Kenneth Albert, P.E., P.P.

Planning Board Administrative Staff

Tina Evans

TABLE OF CONTENTS

Section I — Statement of Objectives

Introduction.....	I - 2
Statement of Objectives.....	I - 4

Section II — Land Use Element

Introduction.....	II - 2
Historical Patterns.....	II - 4
Evolution of Zoning in Englewood.....	II - 5
Existing Land Use Analysis.....	II - 7
Single-Family Residential Districts.....	II - 14
Multiple Residence Districts.....	II - 18
Service Business Districts.....	II - 20
Central Business Districts.....	II - 27
Office –Industrial Zone.....	II - 29
Light Industrial Zone.....	II - 32
Hospital Zone.....	II - 32
Open Space, Parkland and Recreation.....	II - 33
Areas of Potential Redevelopment	II - 35
Other Land Use Issues.....	II - 38
Recommendations.....	II - 39

Section III — Demographics

Introduction.....	III- 2
Population Profile.....	III- 2
Income.....	III - 6
Workforce.....	III - 8
Housing.....	III - 9
Summary.....	III -10
Recommendations.....	III -12

Section IV — Traffic and Circulation.....

Roadway System.....	IV - 2
Traffic Congestion.....	IV - 4
Parking.....	IV - 6
Light Rail.....	IV - 6
Local Trolley/Bus Service.....	IV - 7
Recommendations.....	IV - 7

Section V — Relationship to Other Plans.....

Introduction.....	V - 2
Adjacent Municipalities.....	V - 3
State of New Jersey.....	V - 5

Section VI — Community Facilities.....

Englewood Community Center.....	VI - 2
---------------------------------	--------

Section VII — Recreation and Open Space

Introduction.....	VII - 2
Increase Utilization.....	VII - 4
Connect Open Spaces.....	VII - 5
Bicycle Storage Areas.....	VII - 8
The Park at Depot Square	VII - 8
Recreation Programs.....	VII - 11

Section VIII — Historic Preservation.....

	VIII - 1
--	----------

Section IX — Recycling.....

Recycling.....	IX - 2
Waste Reduction.....	IX - 6
Recommendations.....	IX - 8

TABLE OF CONTENTS

Section X — Sustainability	
Introduction.....	X - 2
Sustainability and Land Use.....	X - 3
Land Use Policy.....	X - 4
Energy Issue.....	X - 4
Transportation Issues.....	X - 6
Water Use and Stormwater Management....	X - 7
Other Issues.....	X - 9

Appendix A — Housing Element and Fair Share Plan

Appendix B — Englewood's History with Affordable Housing

CREDITS

Cover Page

Original Drawing by Douglas Wilson

Section I

Front Cover by Kenneth Albert
Photo on page I-3 by Kenneth Albert

Section II

Front Cover by Kenneth Albert
Figure II-1: Photos by Kenneth Albert
Figure II-2: Original Drawing by Douglas Wilson
Figures II-3, II-4, II-5: Photos by Kenneth Albert
Figure II-6: Murphy & Kren Planning Associates
Figure II-7: Unknown Artist. A Photo from the Englewood Historical Society
Figure II-8: Unknown Photographer
Figures II-9, II-10: Photos by Kenneth Albert
Figure II-11: Kenneth Albert utilizing NJ State Aerial Photos
Figure II-12: Land Use Map—Kenneth Albert of K. Albert Associates and Kevin Zelinsky of Remington and Vernick
Figures II-13, 14, 15, 16, 17, 18 and 19: Kenneth Albert
Figures II-20 and II-21: Englewood GIS Maps by Kenneth Albert
Figure II-22: Photo by Kenneth Albert
Figure II-23: Drawing by Kenneth Albert
Figures II-24, II-25, II-26, II-27 and II-28: Photos by Kenneth Albert
Figure II-29: Englewood GIS Maps by Kenneth Albert
Figure II-30: Aerial from Bing.com as modified by Kenneth Albert
Figure II-31: Englewood GIS Maps by Kenneth Albert
Figure II-32: Photo by Kenneth Albert
Figure II-33: Commerce Bank
Figures II-34, II-35, II-36 and II-37: Photos by Kenneth Albert
Figure II-38: Drawing by Kenneth Albert
Figures II-38, II-39 and II-40: Photos by Kenneth Albert
Figure II-41: Kenneth Albert utilizing NJ State Aerial Photos
Figure II-42: Englewood GIS Maps by Kenneth Albert
Figure II-43: Kenneth Albert utilizing NJ State Aerial

Section II (continued)

Figure II-44: Photo by Kenneth Albert
Figures II-45 and II-46: Photos by Kenneth Albert
Figure II-47: Drawing by Kenneth Albert
Figure II-48: Aerial from Bing.com as modified by Kenneth Albert
Figures II-49, II-50, II-51, II-52, II-53 and II-54: Photos by Kenneth Albert
Figure II-55 and 56: Aerials from Bing.com as modified by Kenneth Albert
Figures II-57 and II-58: Photos by Kenneth Albert

Section III

Front Cover by Kenneth Albert
Figures III-1, III-2, III-3 and III-4: Tables by Kenneth Albert
Figure III-5, III-2, III-3 and III-4: Table by Christopher Leswing of Heyer, Gruel & Associates
Figures III-5, III-6 and III-7, III-8, III-9, III-10, III-11, III-12 and III-13: Tables by Christopher Leswing
Figures III-14 and III-15: Tables by Christopher Leswing and Kenneth Albert
Figure III-16: Table by Christopher Leswing
Figures III-17, III-18 and III-19: Tables by Kenneth Albert
Figure III-20: Table by Christopher Leswing

Section IV

Front Cover by Kenneth Albert
Figure IV-1: Drawing by Kenneth Albert
Figure IV-2: Kenneth Albert utilizing NJ State Aerial Photos
Figure IV-3: Photo by Kenneth Albert
Figure IV-4: Kenneth Albert utilizing NJ State Aerial Photos
Figure IV-5: Photo by Kenneth Albert
Figure IV-6: Map by New Jersey Transit

Section V

Front Cover by Kenneth Albert

Section VI

Front Cover by Kenneth Albert
Aerial on VI-3 from Bing.com as modified by Kenneth Albert

Section VII

Front Cover by Kenneth Albert

CREDITS

Figure VII-1: Photo by Kenneth Albert
Figure VII-2: Photo by RealF Schermer
Figure VII-3: Table by Kenneth Albert
Figure VII-4: Table by Kenneth Albert
Figure VII-5: Photo by Kenneth Albert
Figure VII-6: Photo by RealF Schermer
Figures VII-5, VII-6, VII-7 and VII-8: Photos by Kenneth Albert

Figure VII-9: Englewood GIS Maps by Kenneth Albert
Figure VII-10: Aerial from Bing.com as modified by Kenneth Al-

bert

Figures VII-11: Concept Plan by Margie Ruddick of Margie
Ruddick Landscape
Figures VII-12 Renderings by Margie Ruddick
Figures VII-13 Concept Drawing for Depot Park

Section VIII

Front Cover by Unknown Artist.
Figure VIII-1: A Photo from the Englewood Historical Society
Figures VIII-2 through VIII-6: Photos by Kenneth Albert

Section IX

Front Cover Aerial from Bing.com as modified by Kenneth Albert
Figure IX-1: Photo by Kenneth Albert
Figure IX-2: Table from NJDEP
Figure IX-3: Table from NJDEP
Figure IX-4: Table by Kenneth Albert
Figure IX-5: Photo by Kenneth Albert
Figure IX-6: Photo by Kenneth Albert

Section X

Front Cover Photo by Kenneth Albert
Page X-2: Table from NJDEP
Page X-3: Table from NJDEP
Page X-4: Graphic by Kenneth Albert
Page X-6: Photo by Kenneth Albert
Page X-7: GIS Map by Kenneth Albert

Consultants

Sections I through X:

Kenneth Albert, P.P., P.E., of K. Albert Associates
Englewood, New Jersey

Appendix A:

Richard Preiss, P.P. of Phillips Preiss & Shapiro, Inc.
New York, New York

Appendix B:

Kenneth Albert, P.P., P.E., of K. Albert Associates
Englewood, New Jersey