

City of Englewood

DRAFT 2024 Master Plan

Planning Board Public Meeting

November 14, 2024

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Daniel Hauben, PP, AICP, LEED Green Associate, Senior Project Planner



CITY OF
ENGLEWOOD
NEW JERSEY



OUR TEAM:

Private firm with ±40 architects, planners, designers, construction administrators, and more

OUR WORK AROUND NORTHERN NJ

1. Master Plans / Re-examination
2. Zoning Ordinances
3. Affordable Housing
4. Land Use Boards
5. Redevelopment
6. Other special projects

ROLE IN ENGLEWOOD

Contracted to do Englewood's 2024 Master Plan (Jan '24 to Dec '24)

AGENDA

1. Presentation (30 mins)
 1. What is a Master Plan?
 2. What was the process?
 3. Review of Master Plan Elements
 1. SOPAPS (Statement of objectives, principals, assumptions, policies, and standards)
 2. Land Use: Includes flooding, housing
 3. Circulation
 4. Sustainability
 5. Community Facilities
 6. Open Space
 7. Recycling
 8. Historic Preservation
 4. Next steps/Implementation
2. Questions/comments
- 3. Draft Plan will not be adopted tonight**
 - a. Update, republish next week;
 - b. Renotice for meeting on Dec. 9 (date subject to change)

TONIGHT'S PROCESS

1. Presentation first, then questions, comments at the end
 - a. Highlights of Plan
2. Respect each other's time
 - a. Time limit
 - b. Relevance to plan
3. We will answer questions on:
 - a. Plan contents
 - b. Implementation Process / Next Steps
4. Board will vote on changes in real time
5. **Please save questions on topics not in our purview for the appropriate meeting**
 - a. Affordable housing
 - Not Englewood's affordable housing planner;
 - Subject of litigation and settlement;
 - Separate affordable housing process;
 - b. Meetings or noticing/advertising
 - Handled by City manager, PB Secretary.
 - c. Other plans, studies, or processes
 - Not involved
 - Reserve comments/questions for appropriate meetings

WHAT IS A MASTER PLAN:

POLICY GUIDANCE DOCUMENT

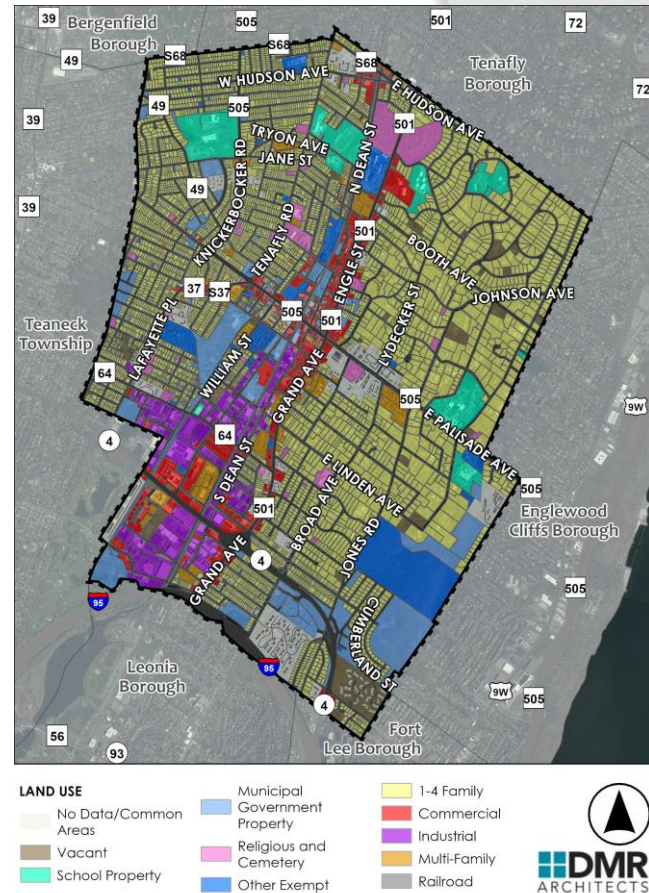
1. Statutorily required every 10 years (or less)
2. A vision for physical development
3. Forms basis for zoning and other policy
4. Is not law – guides law
5. Aspirational, but practical. Not all encompassing
6. Thematic “Elements” (chapters)
7. Adopted by the Planning Board

ADOPTION PROCESS

1. Provide copy for public review (10.7.24)
2. Provide notice at least 10 days prior to a public meeting
 1. Paper, adjoining towns, county, state
3. Public Planning Board hearing to adopt
 1. Substantial changes require re-noticing;
 2. Minor changes can be incorporated in adopting resolution;

IMPLEMENTATION

Adopt ordinances, authorize studies, establish partnerships, etc.



PROCESS SO FAR

PUBLIC OUTREACH AND MEETINGS:

1. 29+ Total Meetings/Interviews
2. Inc. 5 Total Public Workshops, >200 attendees
3. Over 1,600 surveys collected

PLAN REVIEW

1. Shared with PB on 9/2
2. PB comments on 9/26, 11/7, 11/11
3. Public on 10/11
 1. Provided email address for comments
4. M&C on 10/28
5. First adoption hearing tonight
6. Second & final Dec. 9

MEETINGS:

- 1/24: Planning Board Virtual Meeting
- 2/5: Department Head kick-off meeting @ City Hall
- 2/6: Council Meeting @ Court Complex
- 2/13: Virtual meeting with Angela David
- 2/16: Conference Call with Bob Hoffmann
- 2/22: Virtual meeting with Councilwoman Wisotsky
- 2/22: Virtual meeting with Councilman Rosenzweig
- 2/22: PB Virtual Meeting
- 2/23: Call / interview with Doug Bern
- 3/1: In person meeting with Mayor @ City Hall
- 3/6: Virtual meeting with Adam Brown, ZBA Chair
- 3/22: In person meeting with Charles Cobb @ City Hall
- 3/28: PB Virtual Meeting
- 4/2: Council Meeting @ Court Complex
- 5/1: Meet with Albert Krull @ SID office
- 5/2: PB Virtual Meeting
- 5/17: Meeting CM, Deputy CM, Open Sp. Dept Head
5 Public Workshops / Meetings
- 6/25: Open Space Study Presentation
- 7/11: PB Virtual Meeting
- 9/5: PB Virtual Meeting
- 9/26: PB Virtual Meeting
- 9/30 to 10/3: Interviews with Historical Society,
BergenPAC, Hospital

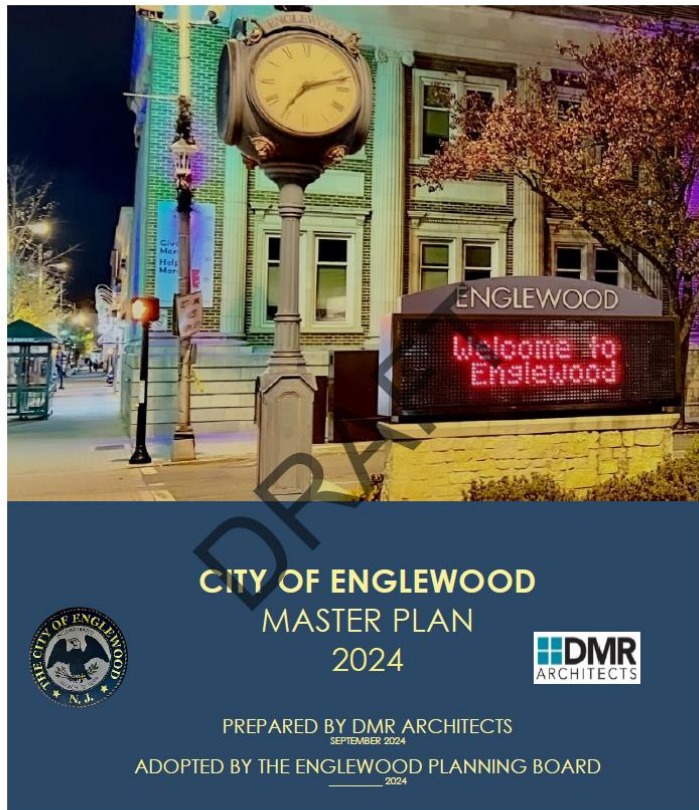
DRAFT 2024 MASTER PLAN

WHAT IS IN THE PLAN?

1. >150 pages
2. >150 recommendations
3. 8 Elements
 1. SOPAPS
 2. Land Use
 3. Circulation
 4. Sustainability
 5. Community Facilities
 6. Open Space / Recreation
 7. Recycling
 8. Historic Preservation
4. Action Implementation Summary
5. Public survey appendix

WHAT'S IN AN ELEMENT?

1. Discussion of current conditions/history
2. Discussion of broader issues, solutions
3. Recommendations to address issues over next 10 years/beyond



STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES, STANDARDS

2014 SOPAPS

1. **Downtown shall serve and be accessible to everyone**, regardless of where residents live or where they are from. Downtown shall continue to **be a destination** for shopping, dining, entertainment, education, and living and its experience enhanced to **foster a safer and more vibrant, livable, walkable destination** during the day and at night.
2. **Englewood South** shall be improved through land use, zoning, economic development, and placemaking strategies that stimulate more economic activity, **improve the quality of the working environment and public realm, create jobs, and expand the City's tax base.**
3. **Respect, maintain, and enhance the character of all neighborhoods** and make quality-of-life improvements within them, including enhancing connectivity among them.
4. Englewood **residents of all ages and needs shall have access to a variety of well organized community programs.** The programs will be offered **in well-maintained facilities** that are readily accessible to residents.
5. **Englewood residents, workers, and visitors shall be able to move smoothly throughout the City to access local and regional destinations via transit, car, bicycle, or foot.** The **community embraces the light rail extension** the City and will be well prepared for the opportunities and impacts that the service will bring about. Redevelopment around station areas will foster growth and community benefits throughout the City.

STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES, STANDARDS

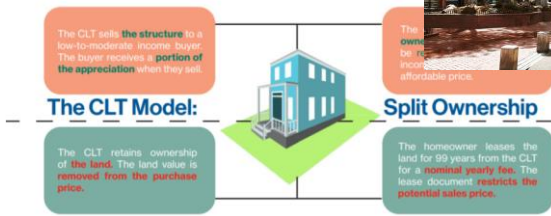
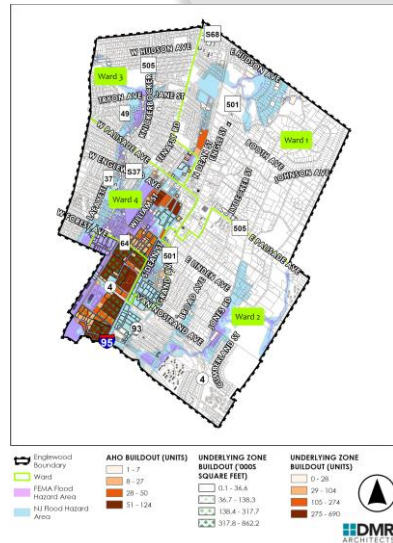
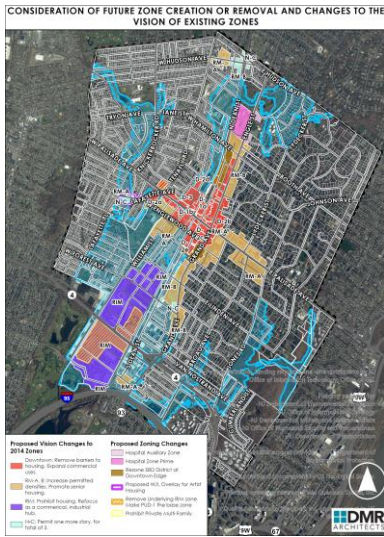
2024 SOPAPS

1. Establish policies, regulations, and programs to effectively **reduce the impact of flooding and stormwater runoff on the community**, to protect life and property from increasingly severe and unpredictable weather patterns;
2. Prioritize the Downtown, Neighborhood Commercial Districts, and their surrounding multi-family/non-residential zones for future residential growth in order **to meet the City's growing housing needs in proximity to businesses, culture, and services while minimizing impacts to single-family neighborhoods**;
3. Create opportunities for **varied, quality housing that is affordable**, enhances the quality of the City's mixed-use districts, and **meets the needs of residents of all ages, stages of life, and household compositions**;
4. **Support the City's Downtown** as a regional destination for shopping, dining, and entertainment; and **ensure that existing and new businesses can evolve with and adapt** to changing consumer trends;
5. **Provide neighborhoods that are safe and convenient to walk and bike** in for people of all ages through sound land use policy and investment in pedestrian and bike friendly infrastructure;
6. **Improve the natural environment and quality of life** through policies and investments that promote **green building practices, green infrastructure, renewable energy production, alternative modes of transportation, recycling, and energy efficiency**;
7. Continue to preserve, restore, and -- where appropriate -- adaptively reuse **buildings of historic value and character**;
8. Ensure that the **burdens and benefits** of growth, redevelopment, and rehabilitation of the City and its neighborhoods are **shared equitably** between the City's Four Wards;

LAND USE ELEMENT

HIGHLIGHTS

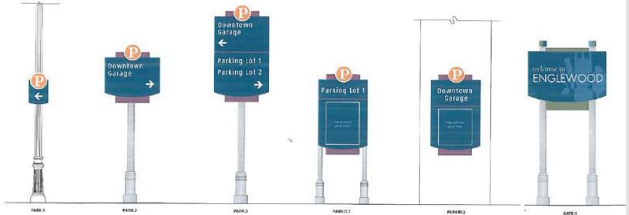
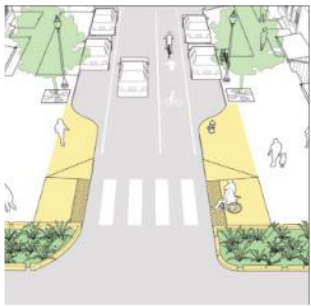
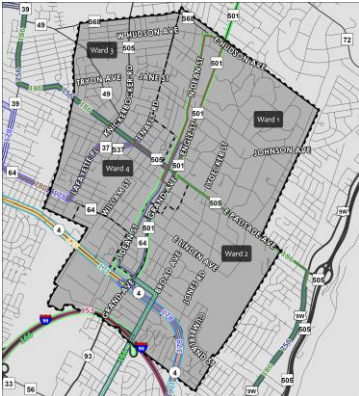
1. Multifaceted **approach to reduce flood exposure and stormwater runoff**, change development patterns in flood zone;
2. Make the **land use process less confusing**, more open;
3. **Adapt parking standards** to changing needs, contribute toward **streamlined public parking system**;
4. Direct housing **growth toward Downtown, NC, and RM zones**;
5. Multi-faceted approach to **preserve & assist LMI neighborhoods**, expand stock of affordable and middle-income housing;
6. **Zone for senior housing** near services, amenities;
7. Update standards for business areas to **adapt to changing consumer/work habits**, create **more livable/walkable/workable downtown**, utilize state/federal funding, explore hospital zone;
8. Use redevelopment/rehabilitation process as needed **to revitalize troubled properties**;
9. Improve quality of life with **sustainability**;



CIRCULATION ELEMENT

HIGHLIGHTS

1. Form a **parking authority** or contract with a **parking manager**;
2. **Study parking and circulation needs** to use road and parking infrastructure more efficiently;
3. Improve **parking lot, space, and deck signage and metering** technology;
4. Provide **wayfinding signage**;
5. Make the City more **bike, scooter, pedestrian friendly** through combination of policy, infrastructure, and design;
6. Make street crossings **safer, more frequent**, designed for all ages;
7. Increase **street shade and seating** opportunities;
8. Work with other communities, State, County to **expand transit access** including making light-rail work for all;
9. Partner with **shared mobility vendors** (bike, car, scooter shares, carpool/vanpools);
10. Make **streets and intersections safer** for motorists, pedestrians.



What is Shared Micromobility?

Shared Micromobility encompasses all shared-use fleets of small, fully or partially human-powered vehicles such as bikes, e-bikes, and e-scooters.



Station-based bike share
(including e-bikes)



Dockless bike share
(including e-bikes)



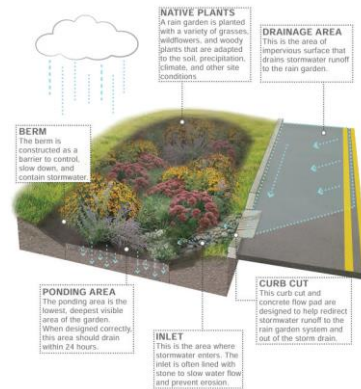
Scoter share

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HIGHLIGHTS

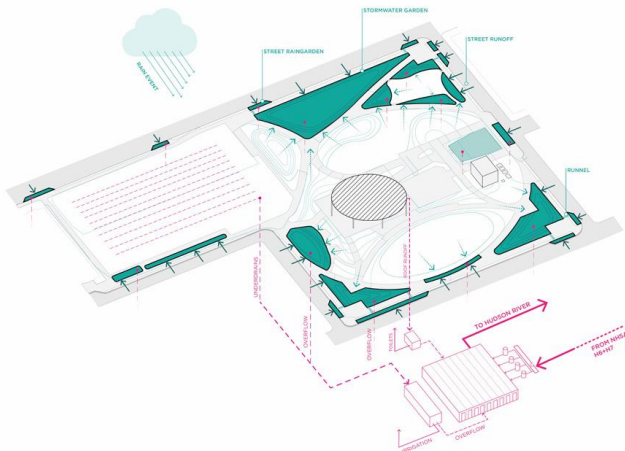
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OPEN SPACE / RECREATION ELEMENT

HIGHLIGHTS

1. Maximize **funding for open space** improvements/acquisition;
2. **Upgrade parks and recreation facilities** for all ages, groups;
3. Update and replace 2015 **Mackay Park Vision Plan**;
4. Improve **park safety, cleanliness**;
5. Attract park users with **concessions vendors**;
6. Design parks to serve as **storm/flood infrastructure**;



RECYCLING ELEMENT

HIGHLIGHTS

1. Improve public access to **recycling information**;
2. Ensure ordinances/practices are **up to date**;
3. Make it **easier to recycle special items** (electronics, furniture);
4. Reduce construction waste by encouraging **adaptive reuse of buildings**;

Recycle — It's Easy

You can recycle by following these simple directions.

Plastic containers

Collect by recycling code

Rinse caps and rings

Flatten

Place in recycling bin or cart

Glass bottles and jars

Rinse

No need to remove labels

Separate colors (if required)

Clear Brown Green

No lightbulbs

No dishes or glasses

No windows

Place in recycling bin or cart

Aluminum

Aluminum cans

Tin

Flatten

No magnets won't attract aluminum

Rinse

Place in recycling bin or cart

Tin cans

Rinse

Remove the label (if required)

Place in recycling bin or cart

Mixed paper and newspaper

Bundle and tie newspapers

Place in recycling bin or cart

Corrugated cardboard

Look for the ribbed, wavy layer

Flatten the cardboard

Place in recycling bin or cart

Check with your local government or recycling center to find out what is recyclable in your community.

Paper

- ☐ Paperboard (card boxes, paper egg cartons, paper towel rolls, etc.)
- ☐ Corrugated Cardboard
- ☐ Mixed Paper (junk mail, office type paper)
- ☐ Newspapers, Magazines, Catalogs
- ☐ Phone Books

Cans & Glass

- ☐ Clean bottles and jars, all colors
- ☐ Aluminum Cans
- ☐ Aluminum Food/Foil
- ☐ Steel/Tin Cans
- ☐ Empty Steel/Paste Cans
- ☐ Empty Aseptic Cans

Plastic Containers

- ☐ PET #1 Plastic bottles & jugs
- ☐ HDPE #2 Plastic bottles & jugs
- ☐ #3 Tubs and Containers
- ☐ #4-7 Bottles and Containers

Not Recyclable

- ☐ Styrofoam
- ☐ Bubble wrap
- ☐ Packing peanuts
- ☐ Car air fresheners
- ☐ Car floor mats
- ☐ Car seat covers
- ☐ Car seat belts
- ☐ Car seat headrests
- ☐ Car seat bases
- ☐ Car seat covers
- ☐ Car seat headrests
- ☐ Car seat bases

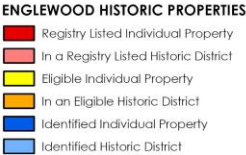
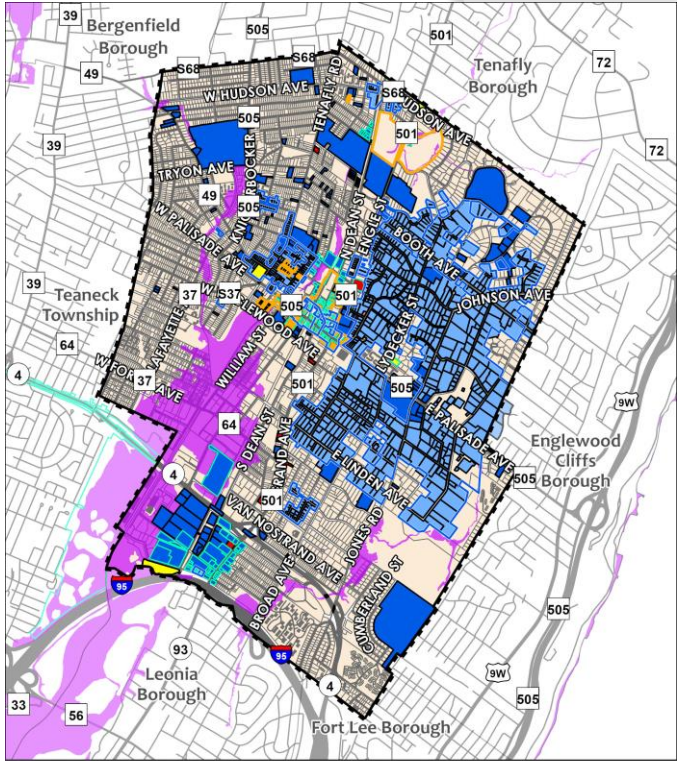
© 2008 Recycle Now. All rights reserved. Recycling is a complex process and not all materials are recyclable. Please check with your local government or recycling center for more information. Recycling is a complex process and not all materials are recyclable. Please check with your local government or recycling center for more information.

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HISTORICAL PRESERVATION ELEMENT

HIGHLIGHTS

- 1. Explore a **Historical Preservation Commission**;
- 2. Incentivize acceptance of **historic designations**;
- 3. Encourage **adaptive reuse** of buildings of historical significance;
- 4. Assist in restoration of **Taylor-Bliss / Englewood House** for public purposes;
- 5. Adopt **historic district design standards**;



COMMENTS RECEIVED ON CURRENT DRAFT

COMMENTS RECEIVED FROM PLANNING BOARD, COUNCIL

1. Recommend **participation in Northern Valley Greenway**, extending to Overpeck Park;
2. **Explore alternative locations for a community center**, beyond Liberty School;
3. Consider **other public/community purposes for the Liberty School** beyond community center;
4. **Remove identification of single-family blocks** as last-resort options for affordable housing;
5. Clarify/remove the “**Project Cost**”, “**Time Frame**” and “**Entities Responsible**” **columns** in summary tables;
6. Acknowledge **flood issues in Ward 2**;
7. Acknowledge that potential **NPP eligible census tracts include sections of Wards 1 and 2**;
8. Acknowledge **Bergen County’s analysis** of Englewood’s park supply;
9. Acknowledge % of population **identifying as Hispanic/Latino**;
10. Clarify that City is not responsible for the **Taylor-Bliss house restoration**;
11. Clarify that **MacKay Park has seen improvement**;
12. Remove language about certain **sports being accessible/inaccessible** to low-income groups;
13. Strike recommendation to prohibit **new car dealerships** in the downtown;
14. Add statement about **encouraging diversity in business ownership**;
15. “Explore” **historic preservation commission**;
16. Explore other options for **intracity transit**;
17. Explore other areas for **senior housing**;
18. Spelling, naming of parks/facilities, tone

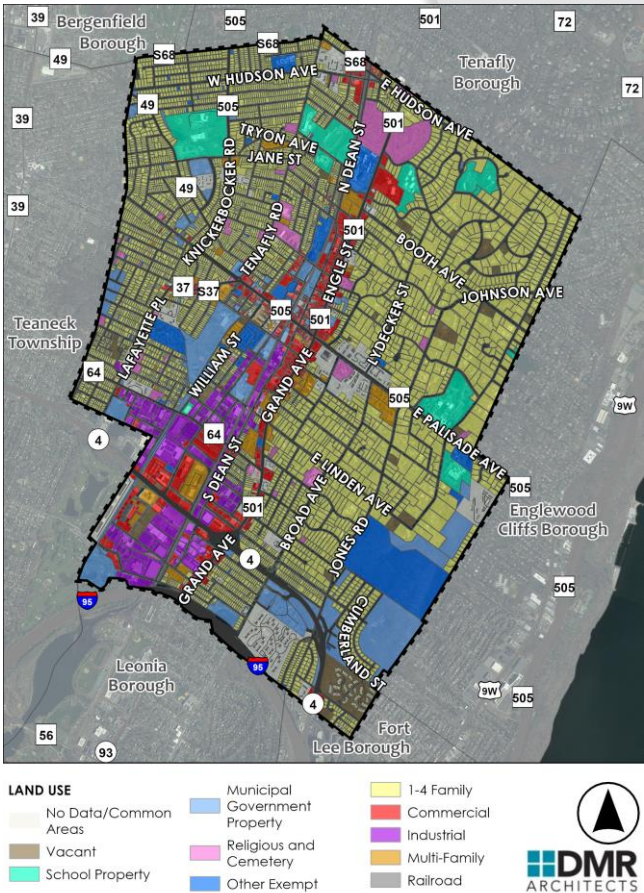
NEXT STEPS:

CHANGES AND ADOPTION

- 1. Substantive changes are required;
- 2. Second hearing for comment, questions, adoption in December 9.

IMPLEMENTATION, ONCE ADOPTED

- 1. Amend ordinances
- 2. Commission studies
- 3. Form partnerships
- 4. Seek grants



Questions & Comments

Approach the microphone

State name and address

Questions/statements on topic

Respect time limit