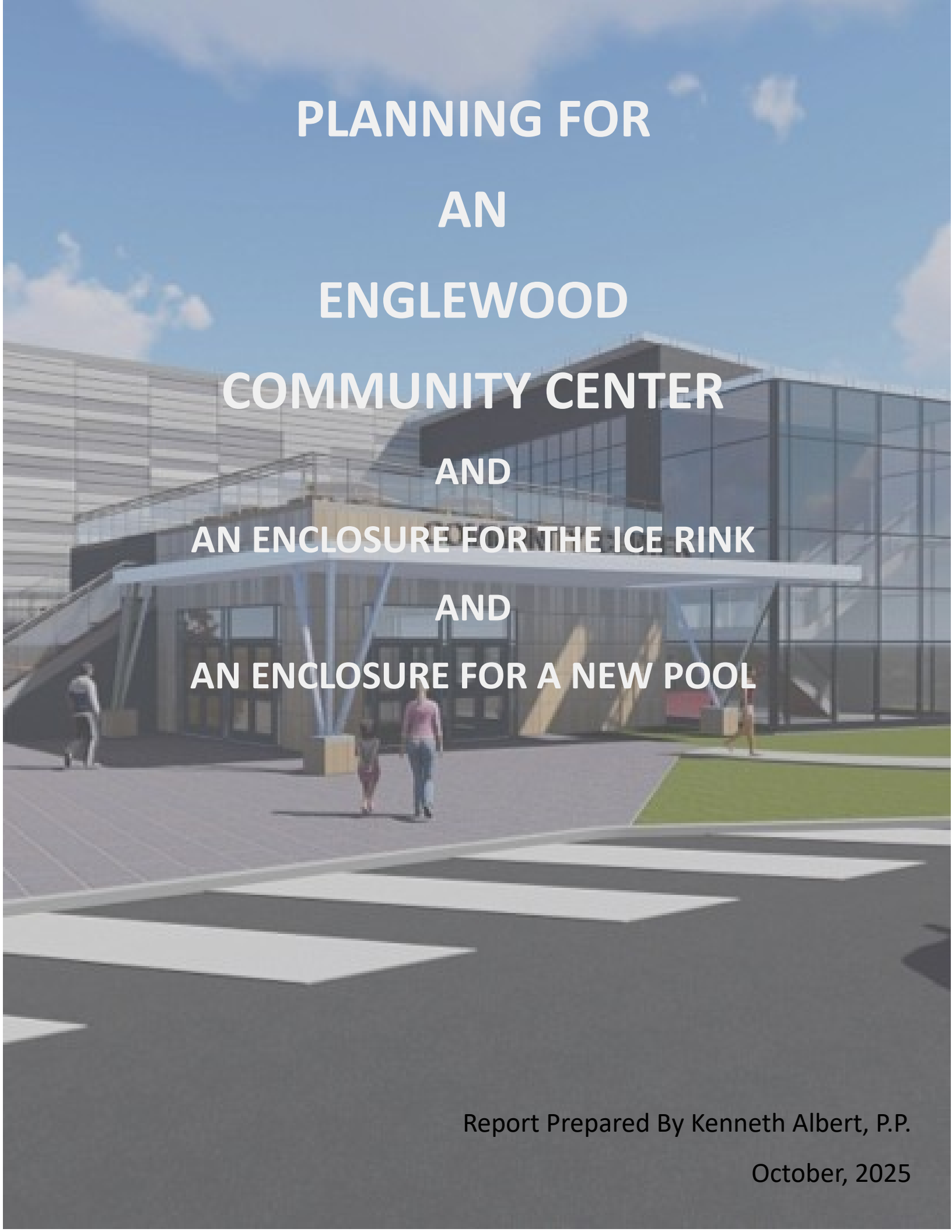

PLANNING FOR

AN

ENGLEWOOD

COMMUNITY CENTER

AND

AN ENCLOSURE FOR THE ICE RINK

AND

AN ENCLOSURE FOR A NEW POOL

Report Prepared By Kenneth Albert, P.P.

October, 2025

Acknowledgments

While I am entirely responsible for the content of this report, I am indebted to many people that took the time to address my many questions and issues. This report was considerably improved because of their input. To a person, they were forthcoming and informative and I am grateful to their generosity of time and knowledge. Thanks to the following people:

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I spoke to many other municipal staff members, equipment vendors, engineers and architects that offered insights into the projects and I am deeply appreciative.

“Music is the greatest communication in the world. Even if people don't understand the language that you're singing in, they still know good music when they hear it. “

John Birks “Dizzy” Gillespie

The importance of a music studio in an Englewood Community Center

Drawing on the following page by Douglas Wilson, Englewood Artist


GAMPUSA

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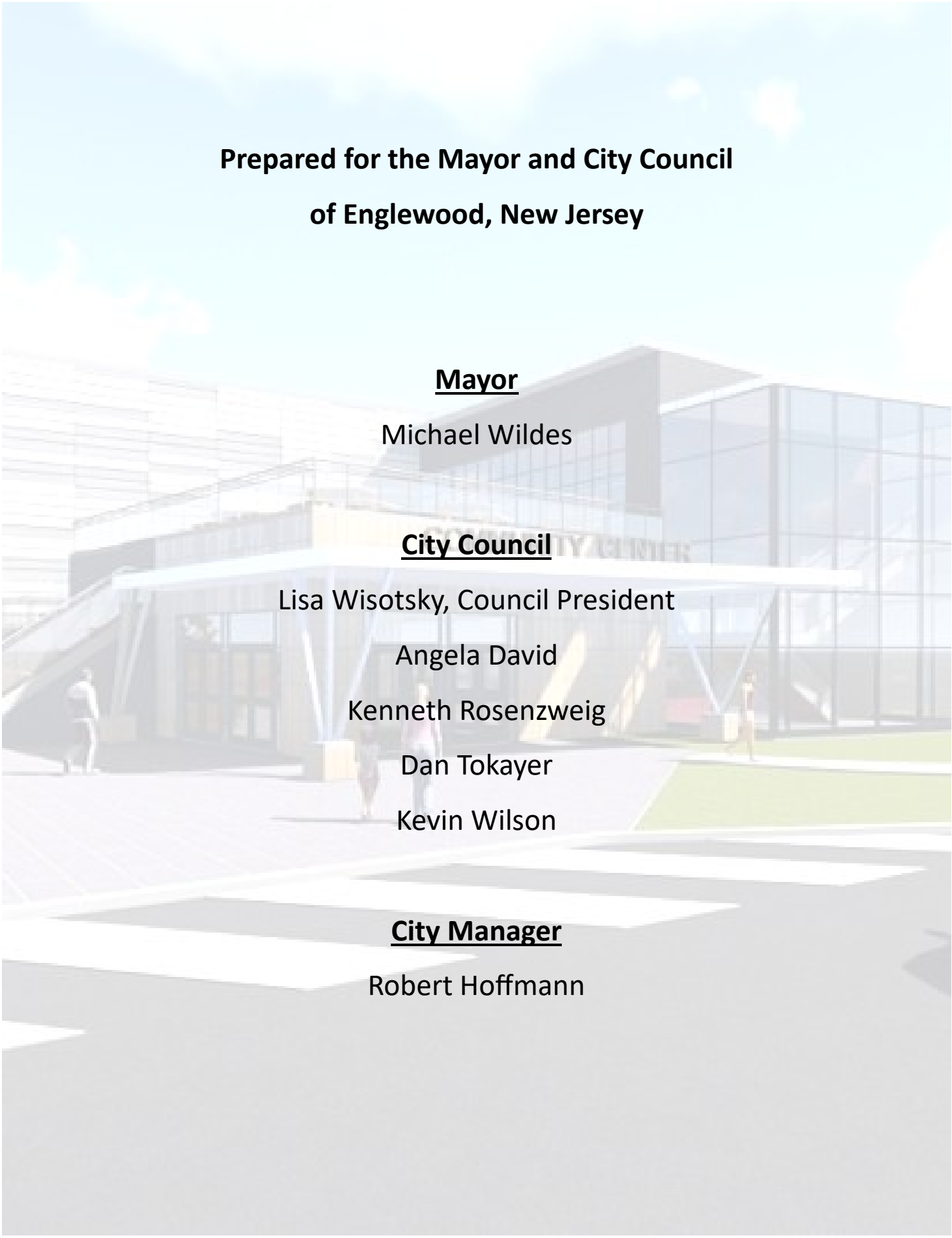


Prepared for the Mayor and City Council

of Englewood, New Jersey

Mayor

Michael Wildes

City Council

Lisa Wisotsky, Council President

Angela David

Kenneth Rosenzweig

Dan Tokayer

Kevin Wilson

City Manager

Robert Hoffmann

Section 1: OVERVIEW

Englewood residents have long advocated for a community center and there have been a number of thoughtful attempts to find both a location and a financially viable plan for the construction of a center.

The 2003 Master Plan, adopted by the Englewood Planning Board, supported the construction of a community center. As far back as 2007, a group known as The Englewood Area Community Foundation prepared a comprehensive report in support of a center and it included a review of community centers in neighboring communities.

In 2009, the Mayor and Council authorized an adaptive re-use study by a New Jersey planner to examine potential uses for both the Russell C. Major Liberty School building and the John T. Wright Arena. Liberty School was acquired by the City of Englewood in 2003 and although it was initially used as an alternative high school and then Board of Education offices, it has been unoccupied for a some time.

While the report offered some valuable insights into the limits of adaptive re-use of both the Ice Rink and the Liberty School building, it did not find anything directly relevant to the planning of a new community center to service Englewood's requirements.

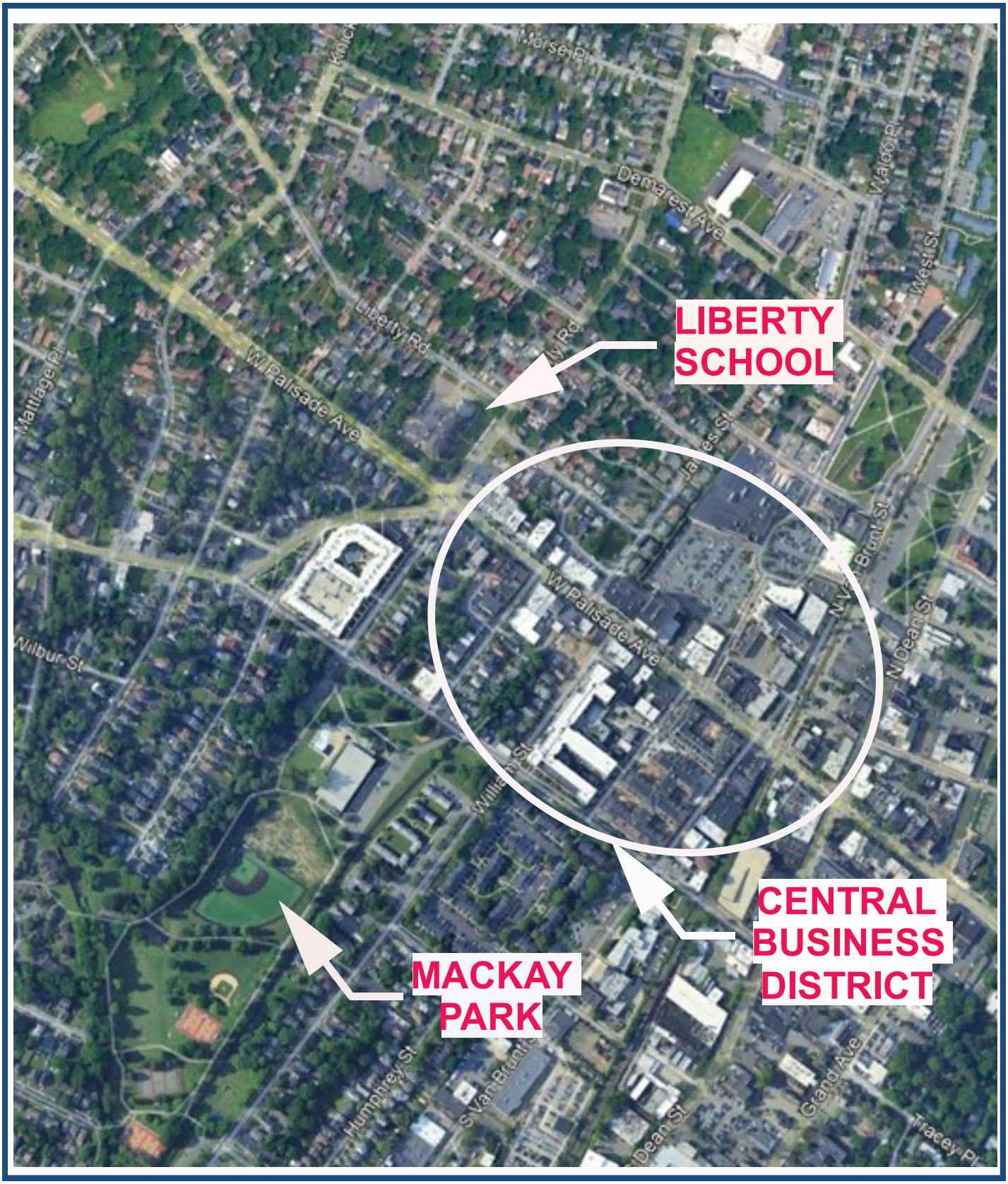
The City Council of the City of Englewood have authorized the development of a preliminary plan that seeks a viable pathway for the construction of a community center and to identify impediments that must be addressed. It forms the first step in the ultimate construction of a community center.

The planning report includes the following:

- a review and examination of existing community centers and centers being planned in New Jersey and their space utilization as well as a review of several centers outside of New Jersey;
- a review of potential sites for a community center in Englewood with particular emphasis on Mackay Park and the Liberty School property;
- an examination of the requirements of Green Acres and the New Jersey Department of Environmental Protection Land Use Section;
- the development of a schematic plan for a center based on space utilization findings from existing and planned centers. The schematic plan is solely for the purpose of determining spatial requirements for a center and the corresponding cost estimates providing the City Council with the knowledge and tools to make rational decisions related to the specific size, space utilization and cost (the actual design will be developed at a later stage involving extensive public input);
- a review of potential funding sources for a community center.

The John T. Wright Ice Rink has been very successful in recent years implementing programs for Englewood residents as well as bringing in revenues from neighboring communities for the rental of ice time. Currently, the Ice Rink is open from the middle of October to the first week in April but with climate change, the beginning and end schedules are becoming more and more challenging in maintaining the ice during the warmer months. As a result, the City is seeking ways to expand the Rink schedule by providing retractable enclosures and a corresponding HVAC system and a review of the necessary systems is part of this report.

The City Council is also interested in rebuilding the Mackay Park pool complex, building a 25 meter competitive pool and expanding the use of the pool to 12 months a year. This would require a pool enclosure for other than the summer months and the report provides a preliminary review of building a pool enclosure.



Aerial from Google Earth

The Central Area of Englewood
Showing Key Locations

Section 2: REVIEW OF EXISTING AND PLANNED COMMUNITY CENTERS

There are a number of community centers in Bergen County that offer insight into their space utilization, their operations and most importantly their design. Many of those centers have been operational for a considerable time. While some aspects of centers in general have changed over time, others are a constant. Gymnasiums form the core of all of the centers. Theaters in some centers present revenue opportunities. Cafés and sitting areas are becoming popular with the youth and are found in the newer centers. Rock climbing is appearing in a number of facilities.

One center has two gymnasiums while others have oversized gyms that can accommodate two full court basketball games simultaneously.

Cresskill, Edgewater, Fair Lawn, Fort Lee and Teaneck all have facilities that have been in operation for many years. The City of Hackensack utilized the YMCA as a center for many years and with the Y's closing, the M&M center replaced it. Five of the Bergen County centers are of particular interest because of their configuration and space utilization and each one is examined in this section. This section also includes a look at a few centers located outside of New Jersey.

Currently, only two centers are in the planning and/or construction phase in New Jersey and these centers provide contemporary cost information that is useful in developing realistic cost estimates. Sea Isle City is under construction and Pennsauken is completing its design phase and is about to start construction.

Other centers, not reviewed here, present some interesting variations in funding and operations. Allendale helped fund a center by combining a residential redevelopment project with a new community center on a common property.

Franklin Lakes constructed a facility and contracted with the YMCA to operate the Center in order to avoid operational costs but the Y charges residents a fee to join.

Each municipality sought ways to build and operate a center in different ways. The majority of centers are free to town residents with fees charged for individual programs. Some centers rent out space to groups to raise revenues while others do not and very often, centers provide space for public meetings. Some municipalities include a senior center in combination with a general community center and at least one center has both a preschool and an after-school program in a single facility.

	Municipality	Population (2020 Census)	Community Center
1	Bergenfield	28,347	No (Senior Center)
2	Cliffside Park	25,693	No (Senior Center)
3	**Englewood**	**29,308**	**No**
4	Fair Lawn	36,008	Yes
5	Fort Lee	39,700	Yes
6	Garfield	32,456	Yes
7	Hackensack	45,736	Yes
8	Lodi	25,922	No
9	Mahwah	25,487	No (Senior Center)
10	Paramus	26,500	No (Senior Center)
11	Ridgewood	25,979	Yes(in Village Hall)
12	Teaneck	41,499	Yes

Several centers were constructed adjacent to athletic fields, tennis courts, pools and running tracks. There is a synergy to having outside fields in close proximity to a community facility. Although Mackay Park in Englewood would offer similar benefits to having a facility in the Park, Englewood would need to receive approval from Green Acres and the New Jersey Department of Environmental Protection Land Use Division (NJDEP) in order to construct in that location and as detailed in the report, NJDEP may prohibit such construction.

2.1 EXISTING CENTERS IN BERGEN COUNTY

CRESSKILL, NEW JERSEY

CRESSKILL COMMUNITY CENTER
100 THIRD STREET

The Cresskill Center is relatively small but heavily used. It was constructed in 2006 and was funded by land swaps and private donations. The Center has a 10,000 s.f. gymnasium and approximately 8,000 s.f. in the remainder of the building. The Recreation Department in Cresskill is a separate entity from the Center and its staff.

In addition to a full-size gymnasium, the one story engineered building has a storage room, a small play space with table tennis tables, a meeting/multi-purpose room, a craft room, a dance room and a kitchen. It is well maintained by a combination of DPW staff and an outside cleaning service. The gym is used for basketball, pickleball, volleyball and tennis as well as serving as an emergency center for Cresskill residents if a disaster event occurs. Continuous camera video is available for all spaces.

Directly outside of the Center is a parking area, a soccer field, baseball and softball diamonds and tennis courts.

Main Entrance to the Center:
It is a one-story manufactured building

Below: The Center is adjacent to athletic fields, baseball and softball diamonds, a pool and a soccer field

FAIR LAWN, NEW JERSEY

FAIR LAWN COMMUNITY CENTER
1010 20th STREET

The Façade of the Fair Lawn Community Center

The Fair Lawn Community Center was constructed in 2007. It is an expansive 43,000 s.f. with 2 stories and a basement. Financed by the Bergen County Improvement Authority, the cost of the facility was approximately $11,000,000. The facility is surrounded by the outdoor fields of the High School which can be accessed from the Center.

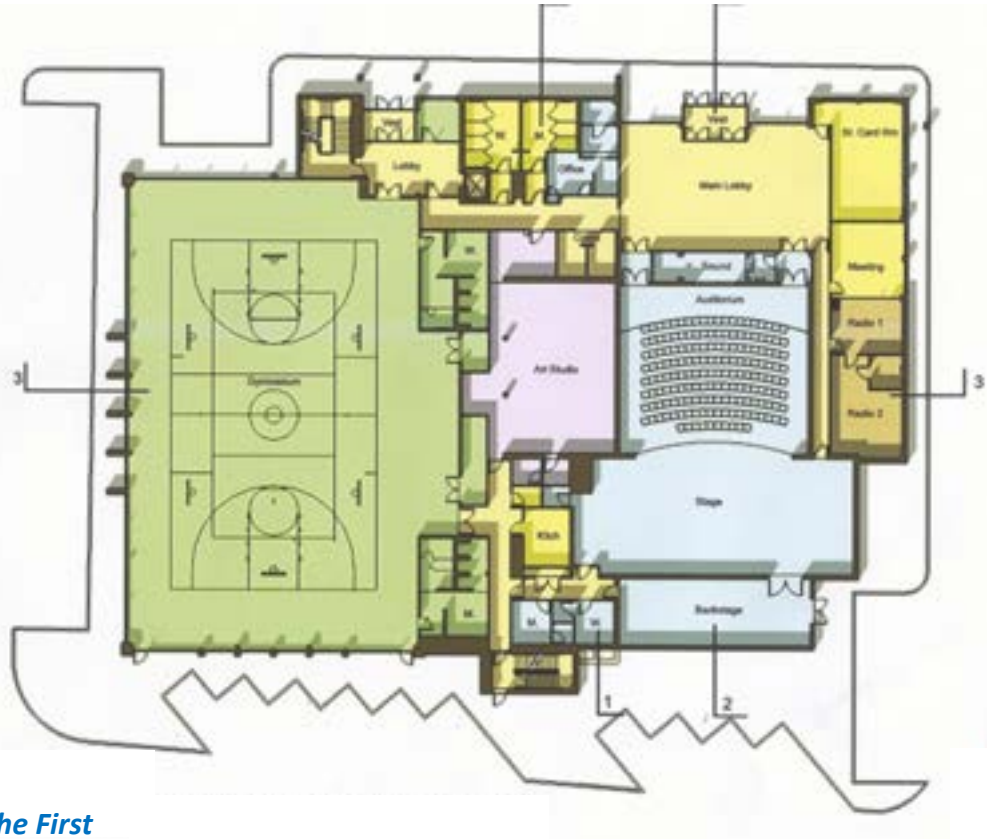
The main floor of the center houses a full-size gymnasium that can be used for badminton, volleyball and pickleball when not used for basketball. The gym also provides space for occasional public events using folding chairs and tables. There is a dividing curtain that allows for separate use of each half of the gym. Also on the first floor is a fixed seat theater with professional lighting and sound and the theater has a 170 person capacity. The theater is a revenue source in addition to providing a venue for public and borough meetings.

Aerial from Google Earth

Aerial of the Community Center with the High School and the High School Athletic Fields in Close Proximity

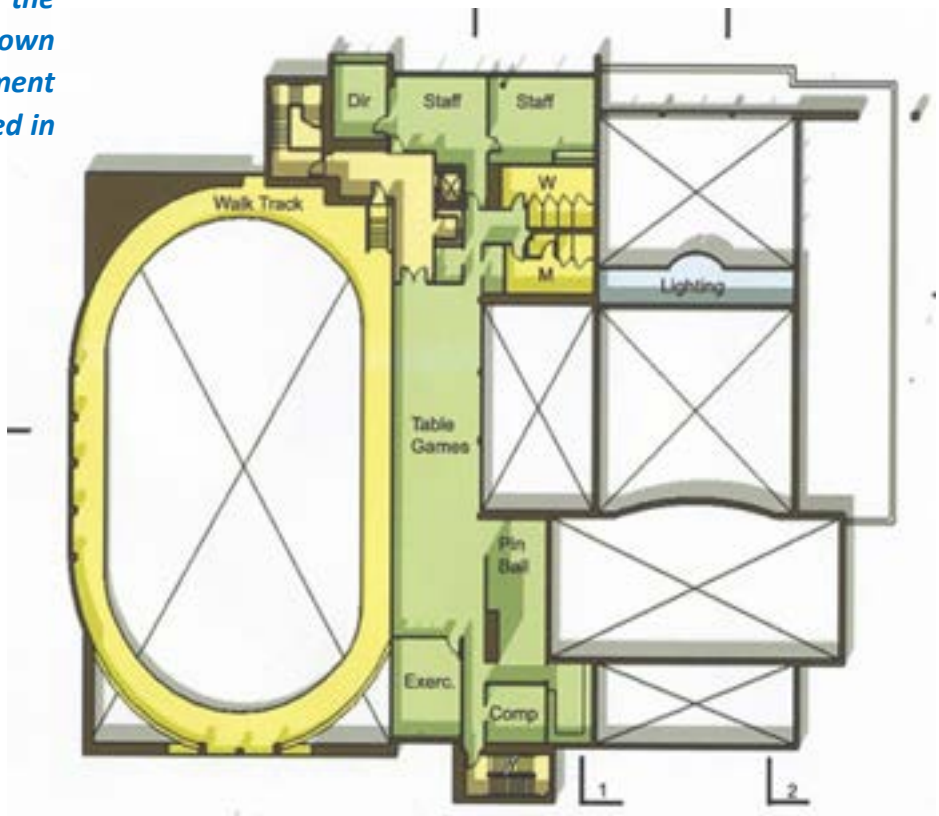
The second floor has a two-lane sky track above the gym floor as well as an arcade with table games and a fitness center with individual equipment. The basement has a conference room, a meeting room, a weight room for the police and storage.

The Center is open 7 days a week from 7 am until 9 pm. In addition to a recreation director, there are five full time employees and 10 Park staff that work outside. Currently there is only 1 custodian and they are trying to engage an outside custodial service.



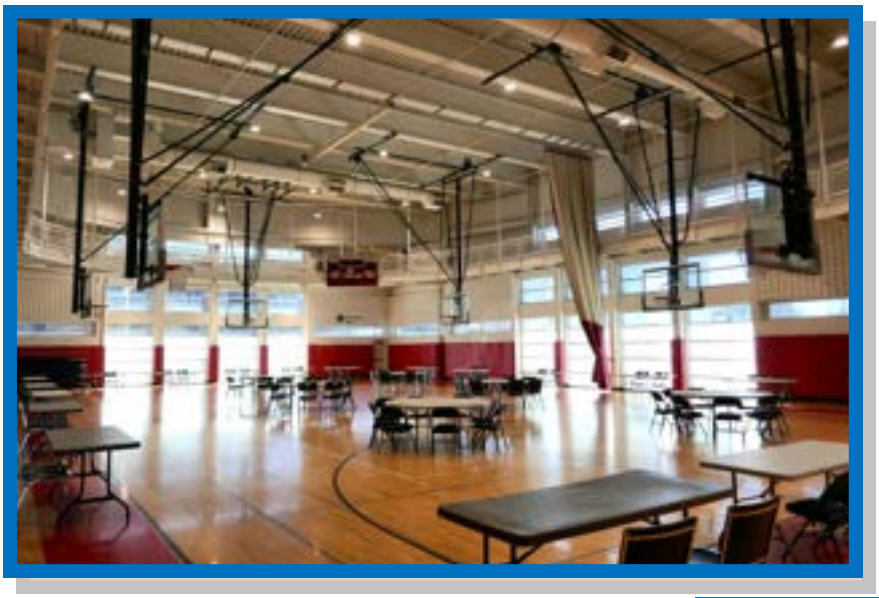
Floor Plans of the First and Second Levels of the Fair Lawn Community Center.
(A Floor Plan of the basement is not shown here-the basement spaces are described in the review).

First Floor Plan:
Note the Fixed Seat Theater



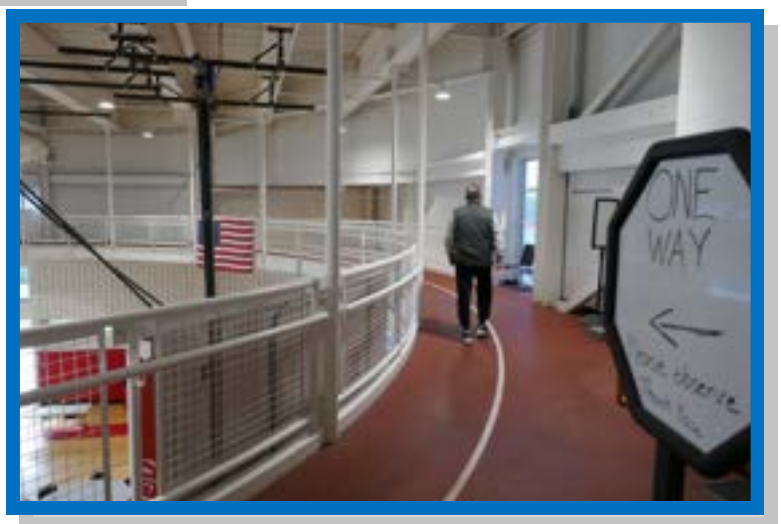
Second Floor Plan:
Note the Sky-Track above the Gymnasium

FAIR LAWN, NEW JERSEY
(continued)



Left: Gymnasium set up for a conference. There is a room divider and six basketball stations, four of which can be used at the same time.

Right: The Sky Track with the gymnasium below. The track has two lanes (other tracks have additional lanes).



Left: The theater has 170 fixed seats and is used on a regular basis and rented to outside theater groups.

FORT LEE, NEW JERSEY

JACK ALTER COMMUNITY CENTER
1355 Inwood Terrace

The Jack Alter Community Center is a 30,000 s.f. facility constructed in 2005. It has a large (16,000 s.f.) gymnasium with staff offices and a small meeting room on the first floor and a large meeting room on the second floor. The meeting room can be subdivided if needed. The center operates 7 days a week from 9 am to 9 pm most days. There are 4 full time staff with additional part time seasonal workers. Currently there is 1 custodian.

The gymnasium, multi-purpose and large meeting rooms are used for a variety of activities including Pilates, yoga stretch dancing, Kung Fu Practice and Tai Chi. Dance, Zumba as well as basketball and soccer.

The south wall of the gymnasium has an overhead door that opens up onto an outdoor stage. During the summer months, Fort Lee has regular shows. Residents can bring folding chairs to set up on the large lawn in front of the stage.

Top: Gymnasium with the room divider in the open position and the overhead door (at the right of the photograph) leading to the south lawn.

Above: The large multi-purpose room (this room can be subdivided but sound transmission is an issue).

Left: View of the Center and the south lawn in front of the exterior stage.

HACKENSACK, NEW JERSEY

MELLONE-MARINIELLO CENTER

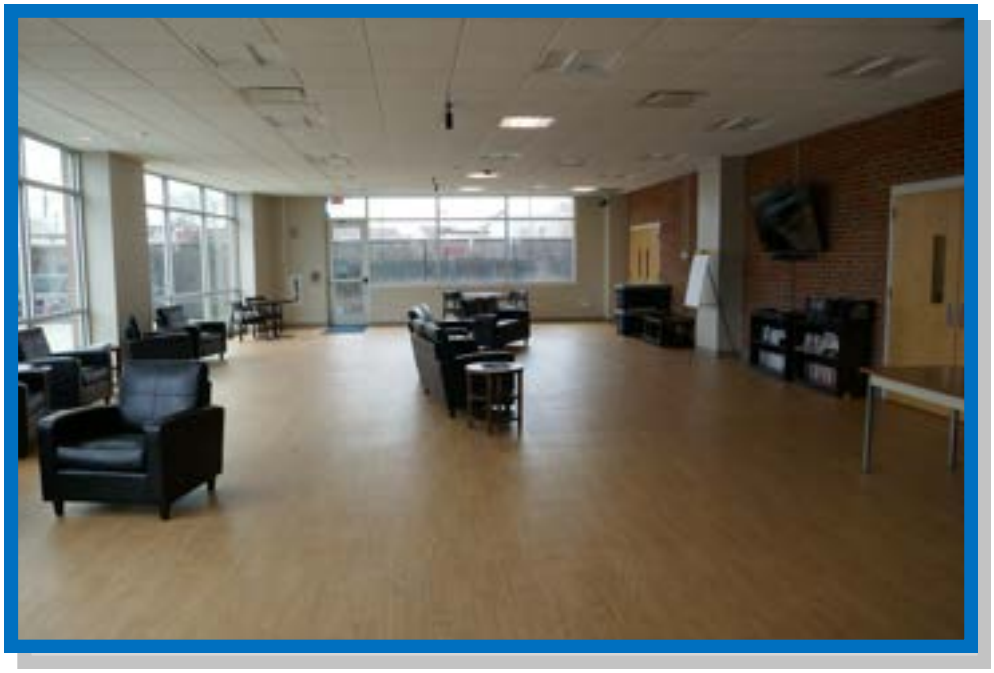
116 HOLT STREET

The M&M (Mellone-Mariniello) Center is a one -story, 26,000 s.f. facility constructed in 2019. It has a dedicated parking area and is located in a quiet residential neighborhood adjacent to a church. The facility cost $8.5 million to build.

Much like the Center in Fort Lee, most of the activities in the facility are in the gymnasium with only occasional use of the spaces.

In addition to the full size gymnasium, there are staff offices, a large multi-purpose room, a "family/yoga" room, a game room and storage. There are 5 full time center staff and one full time and one part time custodian. The gym can be rented out at certain times.

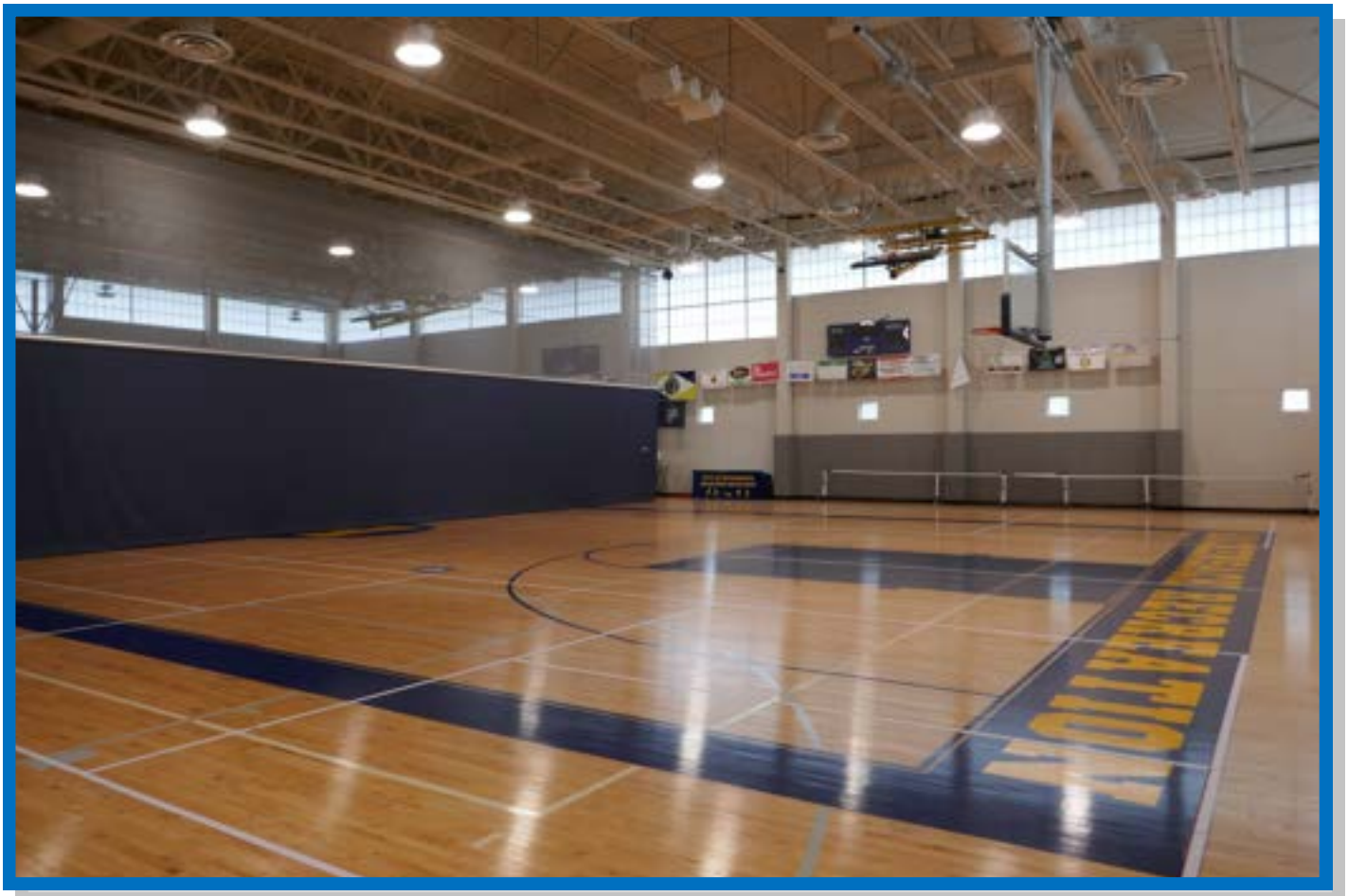
Above: View of the Center from the Parking Lot



Left: Large Multi-Purpose Room

Above: Game Room with a television, pool tables and other game tables

Below: Gymnasium with the room divider in the down position



TEANECK NEW JERSEY

RICHARD RODDA COMMUNITY CENTER

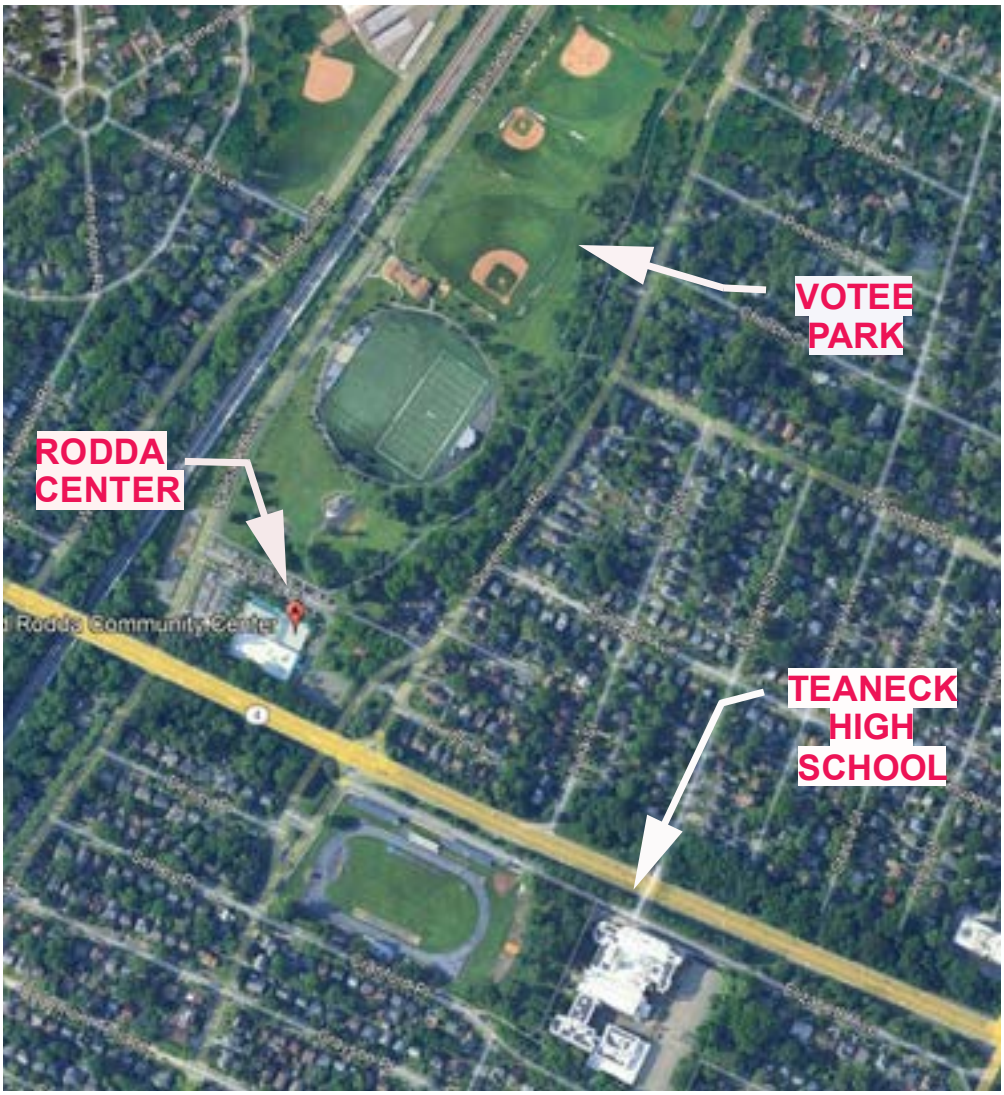
250 COLONIAL COURT

The Rodda Center is the most active center reviewed with a broad array of services and activities. The Center has been operational since it was constructed in 2006 and operates seven days a week. It houses both the Recreation Department and the Senior Center. The Center also includes both a preschool program and an after-school program that runs Monday to Friday and is located on the first floor.

Also on the first floor are two full size gymnasiums, the Recreation Department offices and a large storage area. There is a dance studio that is also used for yoga and fitness programs. The Center was originally built for expansion to include a pool but a pool was never constructed.

The second floor houses the Senior Center spaces including 4 multi-purpose rooms and a large Multi-Purpose room. The smaller rooms are used for quilting, Spanish, social recreation and educational programs. The larger room also serves as a meeting room for the Teaneck Planning Board and other public and town meetings. The Center contracts with Holy Name Hospital to provide nursing services for the seniors and an nurses office is on the second floor. The multi-purpose rooms in the Senior Center are used for youth and adult programs when not in use by seniors.

In addition to Recreation Department staff, the Center employs independent vendors, part time and seasonal workers to run programs. There are three full time custodians and an outside cleaning service that maintains the Center on a regular basis. There is no fee for residents to attend the Center but there are fees for attending individual programs.



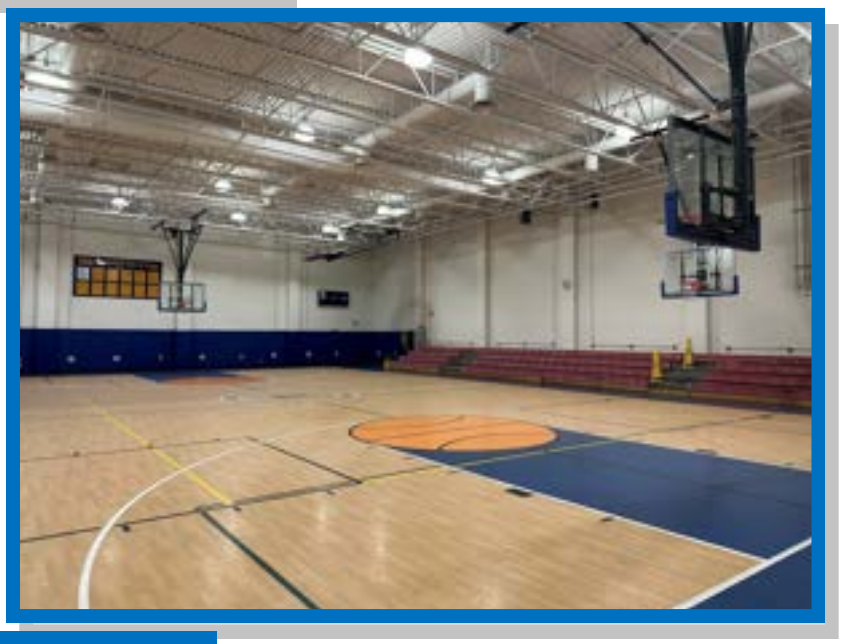
Aerial from Google Earth

The Rodda Center is located at the south end of Votee Park and is in walking distance from Teaneck High School

The main entrance to the Rodda Center

(Photo from Teaneck Township Website)

Right: The old gymnasium which was constructed decades before the Community Center. The Rodda Center was constructed around the old gym and it was integrated into the new Center.



Left: The new gymnasium with a room divider (in the raised position) and viewing stands.

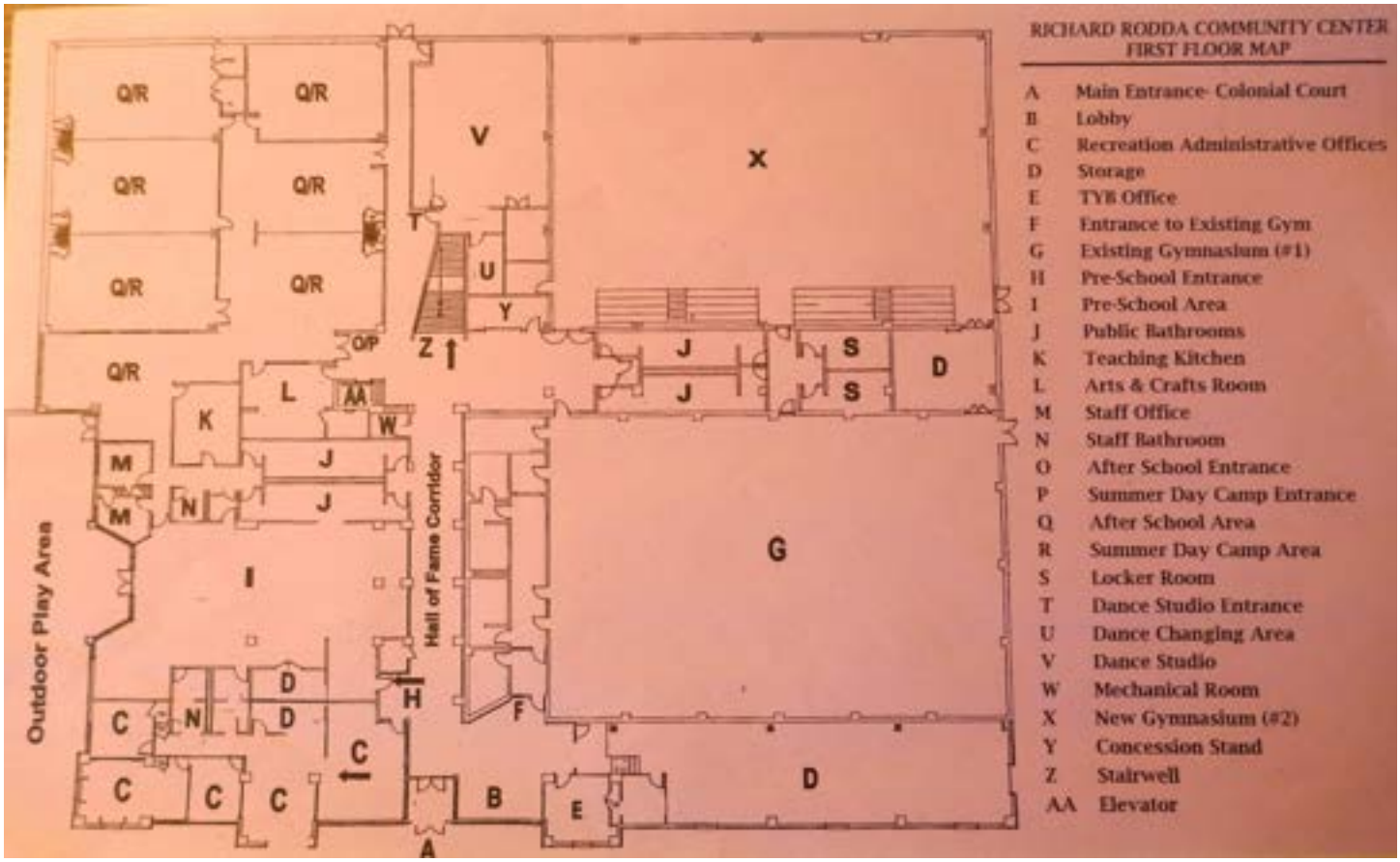
TEANECK NEW JERSEY
(continued)

Above: The entrance hall to the Rodda Center is attractive and inviting.

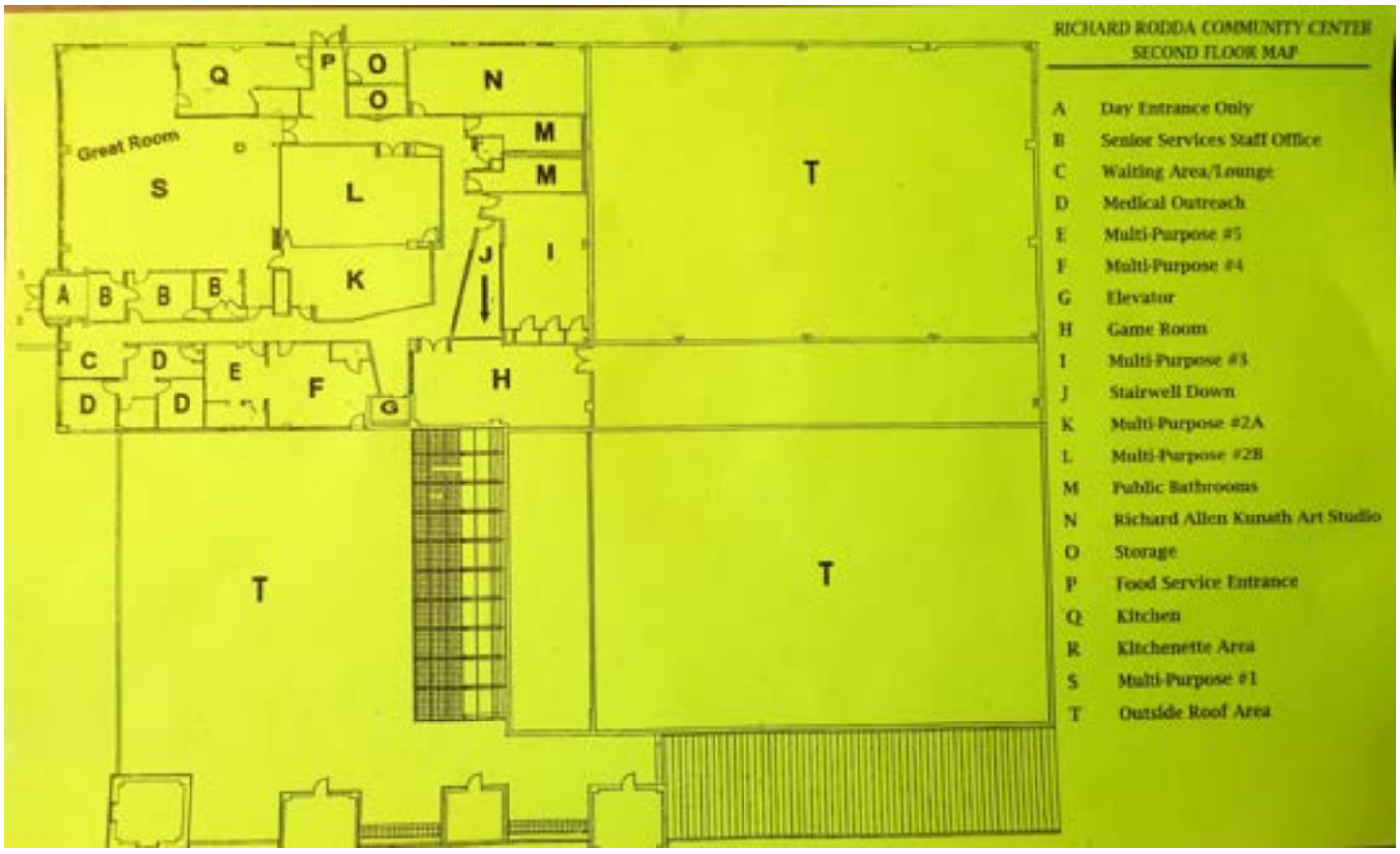
Top Right: The Dance Studio

Above: The Art Room

Left: Large Multi-Purpose Room used for a variety of municipal meetings including public meetings



First and Second Floor Plans with their respective uses identified in the key



2.2 COMMUNITY CENTERS CURRENTLY BEING PLANNED OR UNDER CONSTRUCTIION IN NEW JERSEY

SEA ISLE CITY, NEW JERSEY

A 44,000 s.f. community center is currently under construction in Sea Isle City between 45th and 46th Streets and Park Road and Central Avenue. It is of particular interest because the cost of the facility provides current information. It is being constructed on publically owned property (formerly school property).

Sea Isle City is a seaside community that has a year round population of a little over 2,000 residents that swells to 40,000 in the summer months. The Center went through a planning and design process that spanned seven years and involved community participation. Sea Isle is a coastal municipality and as a result the building is raised above a parking area at ground level in order to comply with NJDEP regulations.

Rendering from Sea Isle City Fact Sheet

Rendering of the future Sea Isle City Community Center

When completed, the facility will have a full size gymnasium, exercise and community rooms, offices for staff and bathrooms. The second level will have a jogging track above the gymnasium.

The construction cost is approximately $21 million with design, construction monitoring and other ancillary costs adding another $4 million for a total cost of $25 million.

The project was designed by Henry Hengchua, P.C., of Toms River, New Jersey and is being constructed by Ernest Bock & Sons, Inc., of Philadelphia. The project was awarded through the traditional bid process.

PENNSAUKEN TOWNSHIP, NEW JERSEY

Pennsauken, with a population of 37,000, is located in Camden County in southern New Jersey. It is in close proximity to both Camden and Philadelphia. Although, the project is similar to the Sea Isle City Center, it was designed and awarded through a very different process known as "Design-Build" (see Section 9.3 of this report for a detailed description of this process).

The facility is planned as a 37,000 s.f. building with a full size gymnasium, an indoor track, fitness rooms and a banquet hall.

In May of 2024, the township solicited submittals from design/contractor teams and after an extensive review process, the project was awarded to a team of Ernst Bock & Sons as contractor and DIGroup as architects in December of 2024. Their proposal was for $18.3 million. The Design-Build process requires an Architectural/Engineering team to develop performance specifications and oversea the project and the ancillary costs bring the total project cost to approximately $25 million.

SSP Architects of Somerville, New Jersey, developed the performance documents as required and will further review and approve all design submittals from the Design-Build group.

The project when completed will have a gymnasium that will used for basketball, pickleball and volleyball, fitness and exercise rooms, locker rooms, senior activity spaces and internet areas.

Rendering from SSP Architects Website

Rendering of the future Pennsauken Community Center

2.3 CENTERS OUTSIDE OF NEW JERSEY

KEARNEY MISSOURI

Kearney, Missouri is a town with 10,000 residents and for over a decade has been holding meetings, discussing and planning a recreation center with a pool. The median home assessment in Kearney was $275,000 in 2024.

On April 2, 2024, a referendum was held to determine whether residents would support a bond issue for the construction of a center as well as a sales tax increase to provide funding for the operation of a center. The cost of the center was estimated to be $28 million.

Residents voted to deny the necessary bonding for a community center.

A second referendum to impose a small sales tax for the operation of the center was also voted down. It is noted that the average annual cost to a resident was very high because of the relatively small population and the low equalized valuation of the town and this likely contributed to the denial of funding the center.

The design however, is of interest with a gymnasium, a 25m indoor pool and a running track located in the mezzanine.

Floor Plan of Proposed Recreation Center
Kearney, Missouri

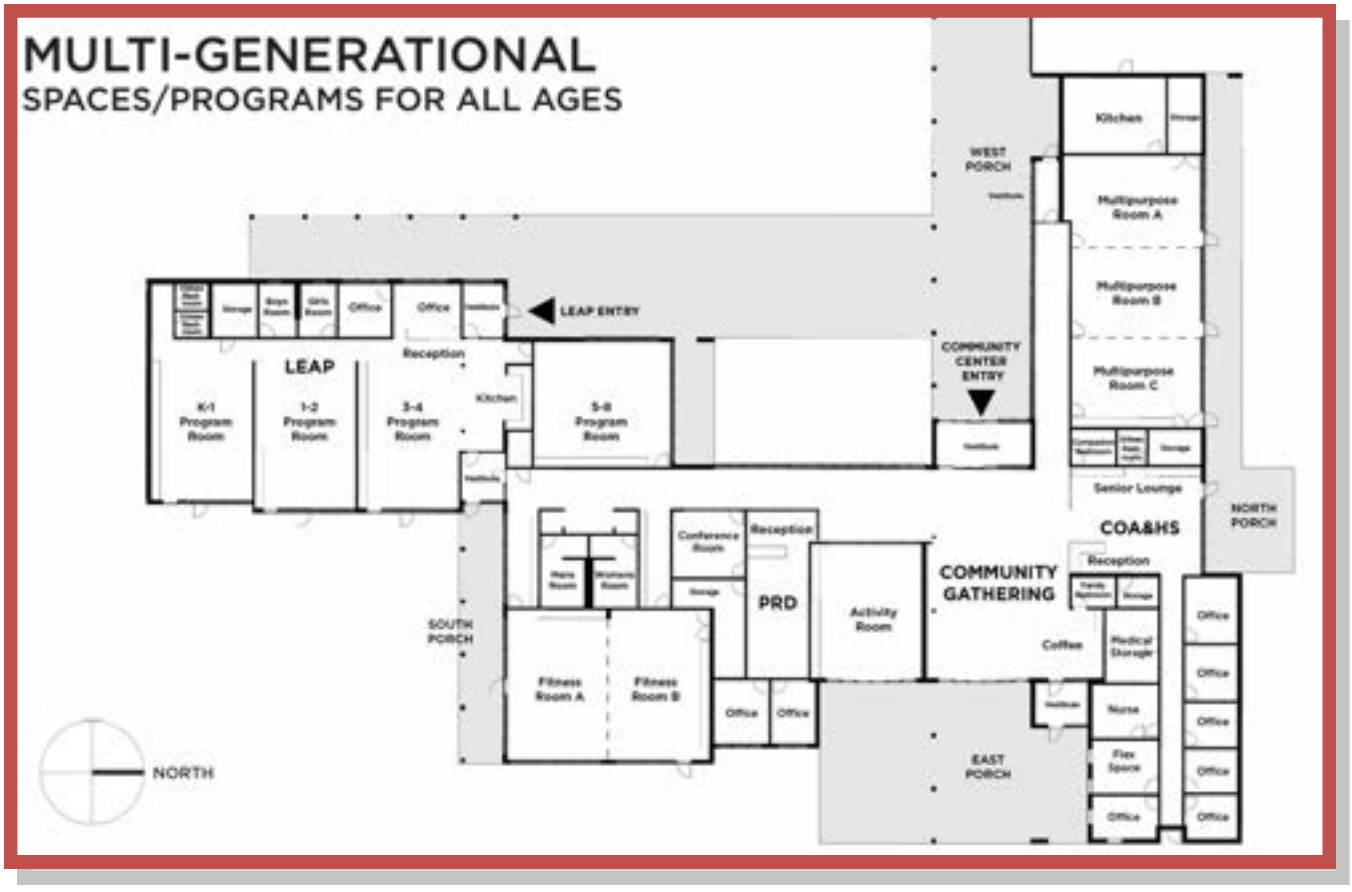
LINCOLN, MASSACHUSETTS

Lincoln, Massachusetts is another small town with only 7,000 residents. Planning a community center has been an ongoing process for many years. After many design permutations, the latest design is for a 19.500 s.f. center in a single-story building with an estimated cost of $24 million.

As a result of the relatively small number of residents, the full annual cost of a bond issue to a homeowner with a median valued home would be $773.

What is of particular interest, is the specific spaces and their distribution which are primarily multi-purpose rooms rather than narrowly dedicated spaces.

Rendering of the Proposed Community Center



Floor Plan of the Proposed Community Center

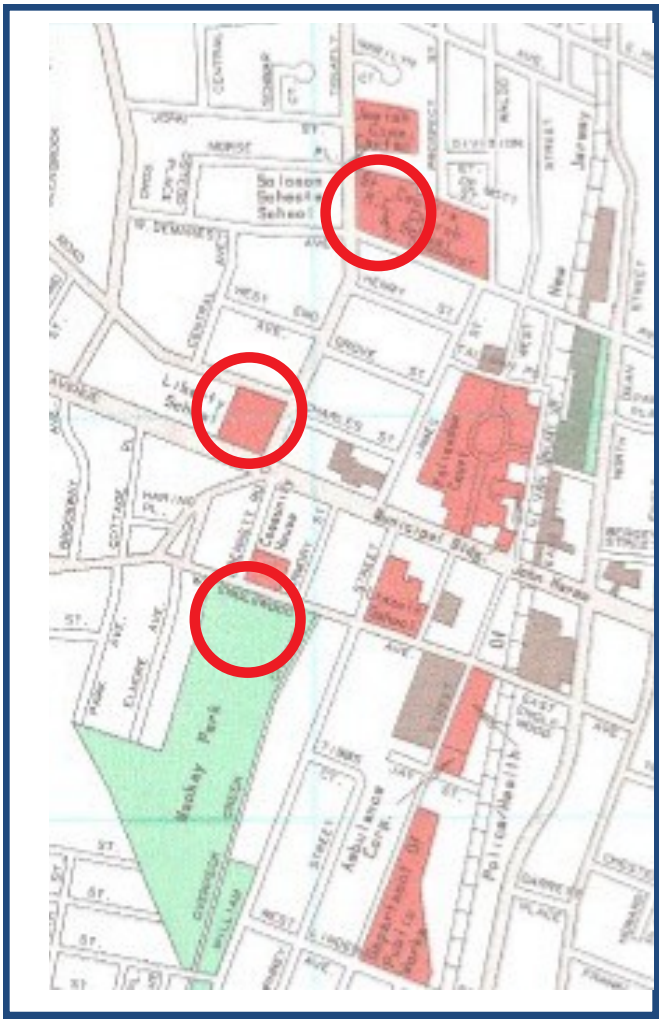
SECTION 3: POTENTIAL SITES FOR A COMMUNITY CENTER

Designing a center is a multi-stage process. The first step in planning a center is to establish certain parameters. The footprint, the height, the square footage and the associated parking requirements are to a certain extent site dependent therefore it is important to determine the possible sites in the City. The two critical components for any site are:

1. the site should be centrally located to allow the greatest number of people, particularly young people, to walk to and from the site, and;

2. The site must be large enough to accommodate the physical requirements of a center with adequate parking.

Englewood is a fully developed community and as a result locating a community center is a difficult task. Ideally, a facility will be located in as close to the center of the community as possible. It is desirable to be located within walking distance from as many residential areas and schools as possible.



DOWNTOWN ENGLEWOOD

Map of center of town with the potential site locations.

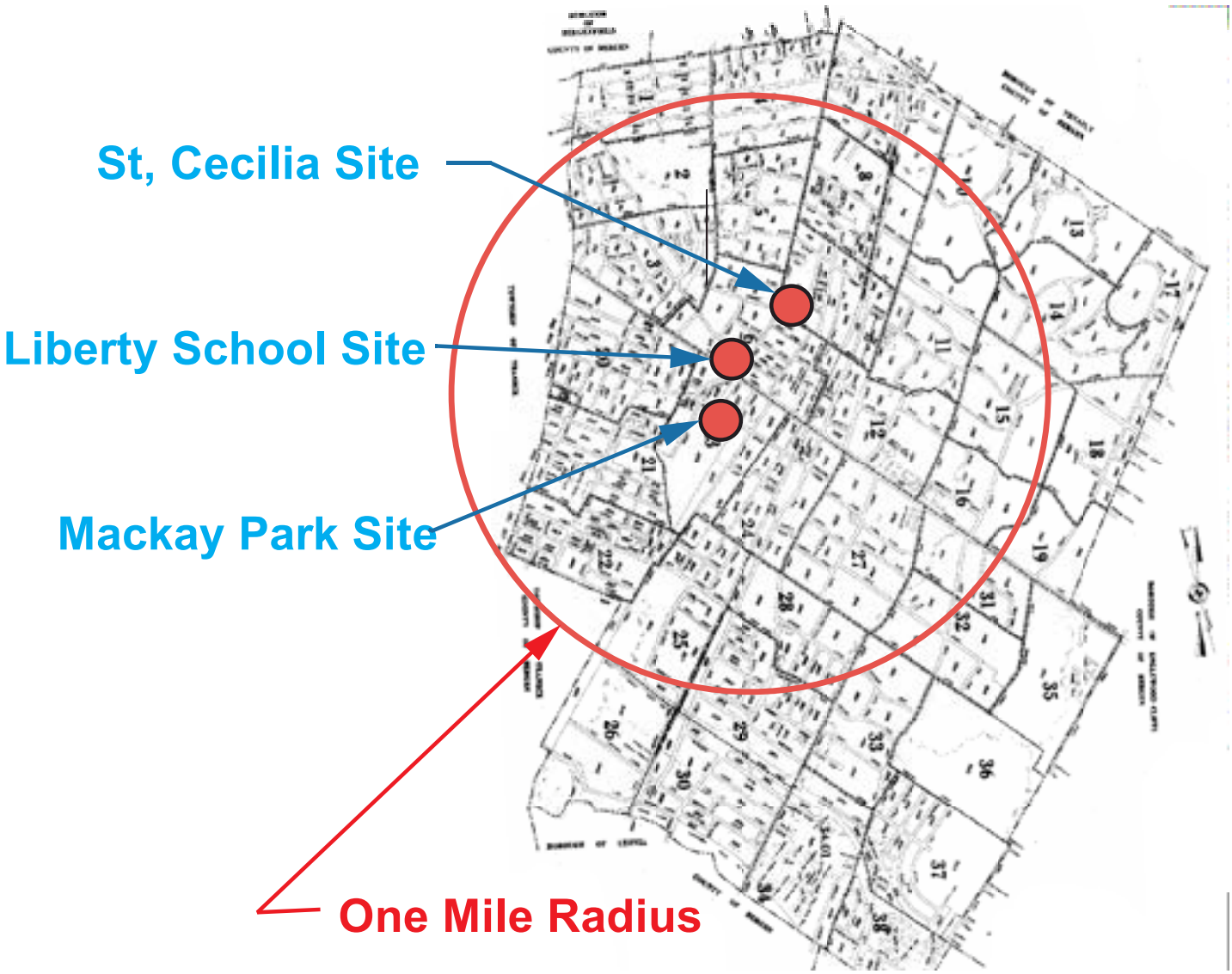
PEOPLE	
Population	
Population estimates, July 1, 2024, (V2024)	NA
Population estimates, July 1, 2023, (V2023)	29,624
Population estimates base, April 1, 2020, (V2024)	NA
Population estimates base, April 1, 2020, (V2023)	29,310
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	1.1%
Population, Census, April 1, 2020	29,308
Population, Census, April 1, 2010	27,147
Age and Sex	
Persons under 5 years, percent	4.9%
Persons under 18 years, percent	22.3%
Persons 65 years and over, percent	18.7%
Female persons, percent	53.5%

2020 CENSUS DATA

Three sites have been identified as within the parameters established above and are also vacant (for the purposes of this report, it is assumed that Englewood will not condemn occupied property for a center).

The sites are:

- Mackay Park
- Russell C. Major Liberty School
- A Portion of the St. Cecilia Property (vacant)



LOCATION MAP

Map of the City of Englewood with three potential sites in the cen-

A one mile radius is useful in determining access to and from a center which is particularly applicable when evaluating youth access.

This report examines the location and accessibility of three potential sites in Englewood. Based on potential locations, a schematic design for the purpose of developing cost parameters is provided and lastly cost estimates based on recent construction experience in New Jersey are generated.

The census data indicates that 18.7% of the population are seniors and 22.3% of Englewood residents are under 18 years of age. This translates into over 5500 seniors in the City and over 6500 youth under 18 in Englewood. Although a Community Center is for all residents, the senior and youth population is in greater need of the services of a center and the central location is very important for non-driving youth.

The location map also shows that the High School, Middle School, Cleveland School, Grieco School are all within the one mile walking distance to the center of town and to each of the sites shown. Even Quarles School is within a mile although as an early childhood school, the students will not be walking to the center.

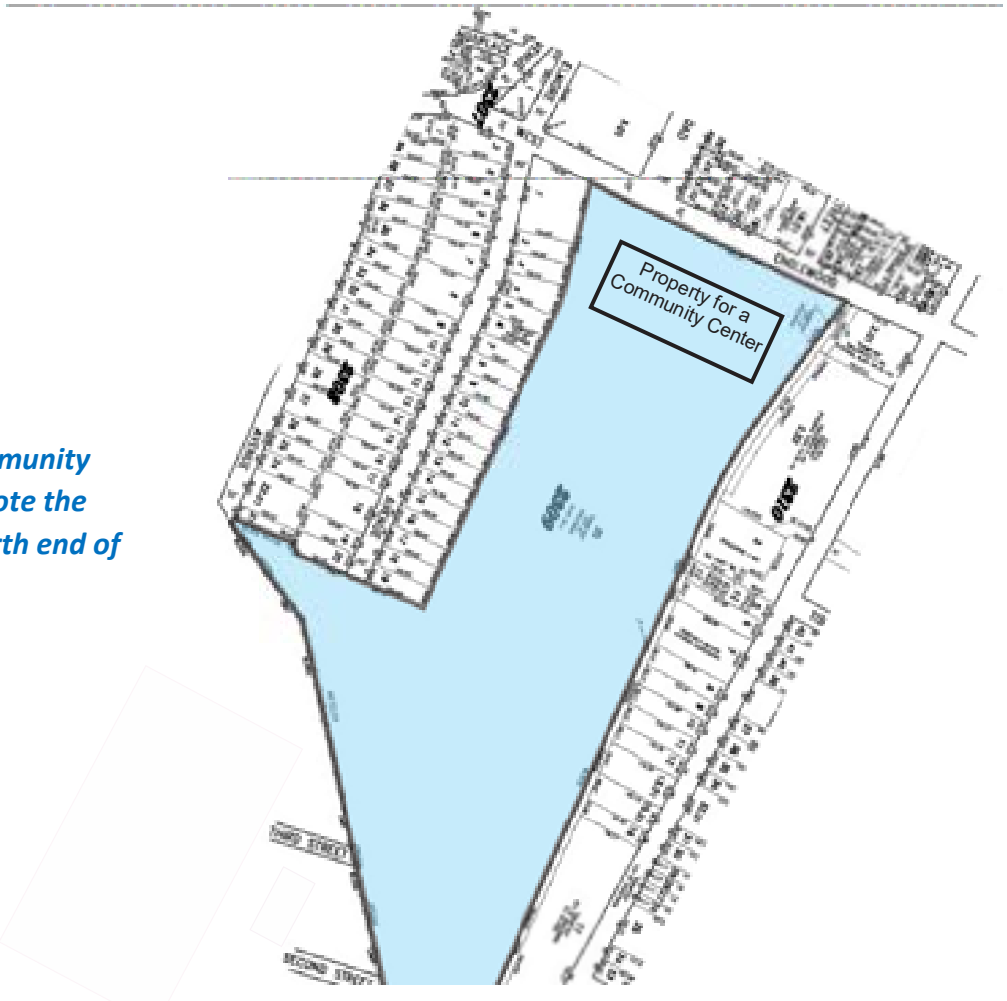
3.1 MACKAY PARK

Mackay Park is an ideal location for a community center. It is city-owned property in the center of town, not directly in the downtown business center and within walking distance for the majority of Englewood youth. Its location one block south of the downtown business area places it in close proximity to stores and restaurants but is outside of the traffic congestion along Palisade Avenue.

Furthermore, there would be synergy between the indoor center and the outdoor park and the center would certainly increase the usage of the park and the corresponding safety that comes with greater activity in the Park. Sufficient parking for a Center would be available with at-grade level parking under the proposed center together with two existing parking areas to the east and west of the Ice Rink.

There are however, some difficult impediments to locating the Center in this location. First, it is subject to the jurisdiction of Green Acres (part of NJDEP) and also the National Park Service which prohibits enclosed structures in the park.

Second and more concerning is that the proposed location of the Center is within a flood hazard area which places it under the jurisdiction of the Land Use Management Division of NJDEP. Stream encroachment permits would be required.



Location of proposed Community Center in Mackay Park. Note the 1 1/2 acres shown at the north end of the Park.

Aerial view of the Ice Rink with the footprint of the proposed center shown in yellow at the north end of the Rink

Both the Green Acres restrictions and the Stream Encroachment Permit process are discussed in more detail in Sections 3.4 and 3.5 of this report. There is sufficient area in the frontage along Englewood Avenue to construct a driveway and a drop-off lane to the front steps of the Center.

Lastly, a center at this location could provide additional amenities for the Ice Rink as well as a changing room and lockers for pool uses which would be necessary if a winter enclosure for the pool was constructed. Absent locker/changing rooms for the pool, a pool enclosure would be unmanageable.

3.2 RUSSELL C. MAJOR LIBERTY SCHOOL

The Russell C. Major Liberty School property is included as a possible site for a community center. It is a large enough site if the existing building was demolished. The adoptive re-use of the existing building has been studied and there are many drawbacks to attempting to integrate the building into a center.

The corridors are over 10 ft. wide, run the length of the building and have load bearing walls on either side. This configuration is not only inefficient but also requires the heating and cooling of a large volume of space that would not be occupied.

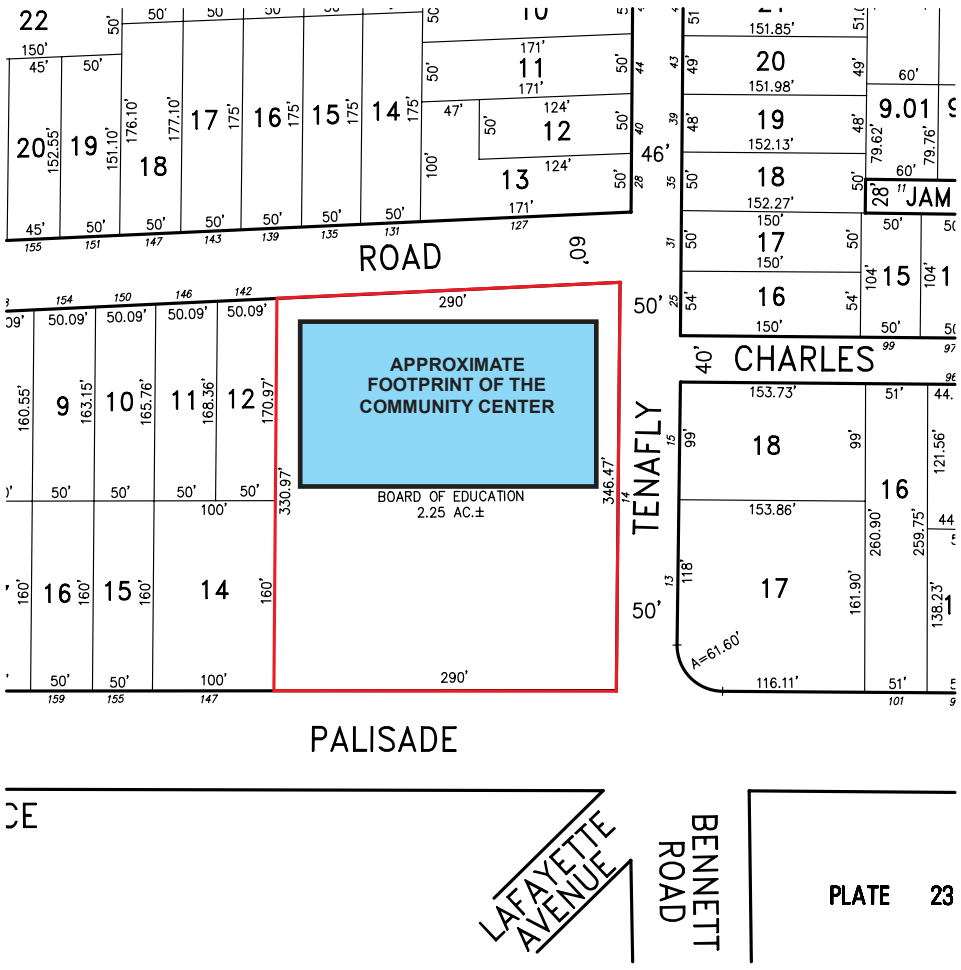
In addition, the attic is constructed with wood trusses that create an enormous volume that also dissipates air that is heated and cooled depending on the season. It is costly to maintain the building and the wood trusses may need to be replaced with a steel structure.

All in all, an adaptive re-use of the building would likely be a very costly undertaking and result in a less than satisfactory outcome. With regard to historic preservation, there are many ways in which the façade of the building can be used in a referential manner to pay homage to this facility.

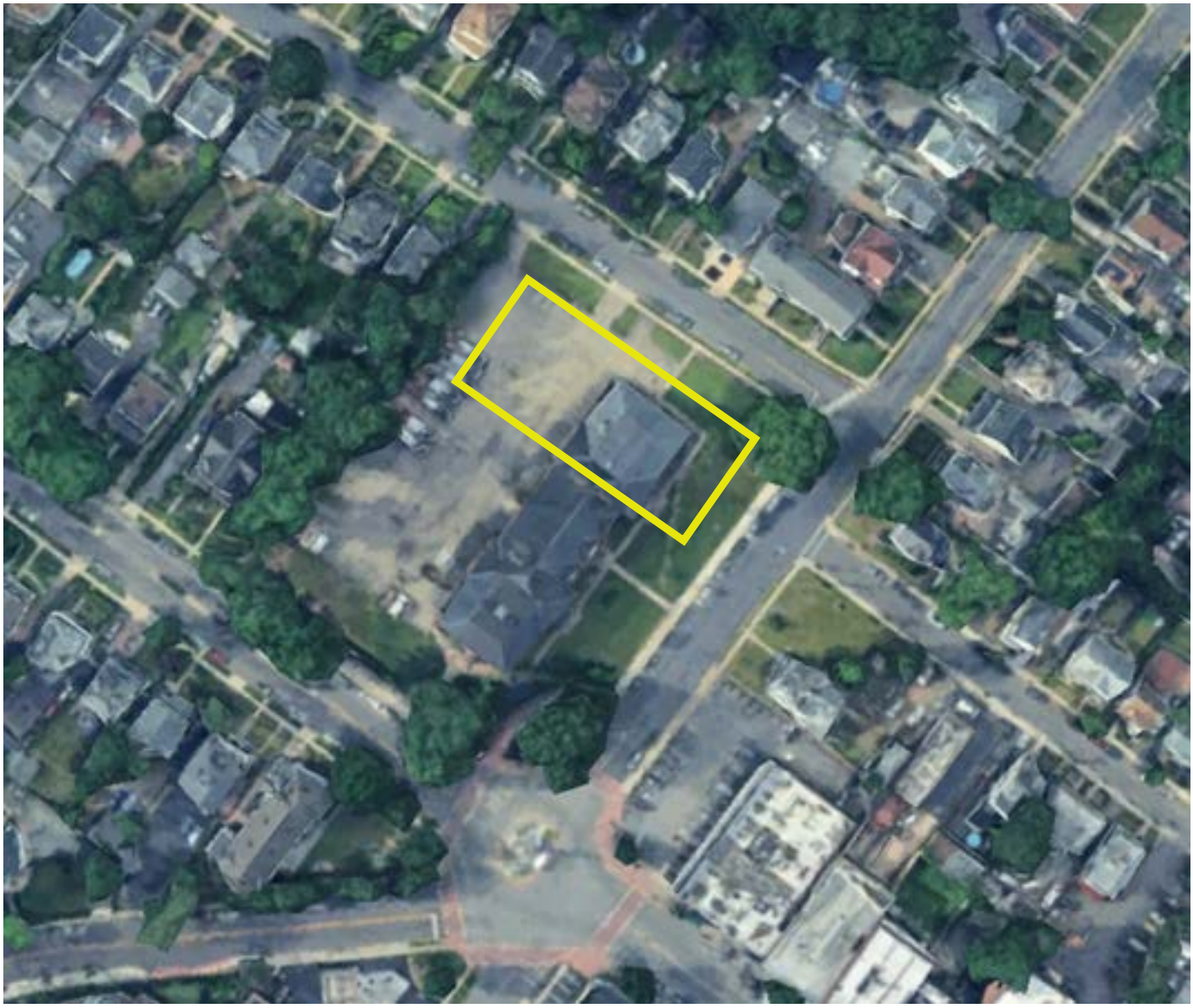
Unlike the Mackay Park site, the property is unencumbered by State regulations however, it is located at the north end of the downtown business area and there is considerable traffic entering and leaving the traffic circle at the corner of Tenafly Road and Palisade Avenue.

One scenario is to commercially develop the site with a mixture of affordable housing and market rate housing that would decrease the City's affordable housing requirements while at the same time, providing additional funding for a community center.

Under the above scenario, it would likely necessitate parking at grade beneath the building in order to utilize the remainder of the site for either commercial use or possibly a future City Hall location.



Location of proposed Community Center on the Liberty School property. The footprint of the proposed Community Center is shown in blue and the property is outlined in red. Note that half of the property would still be available for additional uses.



Aerial from Google Earth

Aerial view of the Liberty School property with the footprint of the proposed center shown in yellow. Additional development could be placed on the property.

3.3 PARTIAL SUBDIVISION—ST. CECILIA PROPERTY

St. Cecilia's church has occupied the 6 acre site at Waldo Place and W. Demarest Avenue since 1912. The high school constructed in 1924, after successfully operating for half a century, closed in 1986.

Currently, going west from Waldo Place, the property is occupied by the Church, then a former school building leased by the Englewood on the Palisades Charter School and lastly a former school building leased to the French American Academy of Englewood. To the west of the French American Academy is a vacant section of the property that is approximately 1 1/4 acre in area.

Although less than ideal, the subject lot is the only vacant parcel of land, other than Depot Park West (also known as Veterans Memorial Park) that is centrally located.

There is no indication that the Carmelite Fathers wish to sell the property but if the other sites do not come to fruition for a community center then this site can be further explored.

Location of proposed Community Center on the St. Cecilia property. The footprint of the proposed Community Center is shown in blue and the entire property is outlined in red. Note that all of the property currently being utilized remains as part of the St. Cecilia property.

Aerial from Google Earth

Aerial view of the St. Cecilia property with the footprint of the entire parcel shown in yellow. Note that the greenspace (furthest to the west) located along Tenafly Road is approximately 1 1/4 acres.

3.4 GREEN ACRES APPROVAL

Municipal property that have received and/or been purchased or developed with Green Acres funds must continue to be used exclusively for recreation and conservation purposes in perpetuity and are subject to Green Acres restrictions. One of those restrictions pertains to the requirement that the land remains as open space.

The Recreation and Open Space Inventory (ROSI) is a list of parcels for each municipality that have been encumbered by Green Acres funds and thereby subject to Green Acres restrictions. The ROSI list for Englewood is shown on the next page, however Green Acres is unable to confirm that the list is accurate and up to date.

When a community wants to utilize a Green Acres listed property in a manor that is not permitted under the regulations, a Land Diversion application must be filed which provides for new and additional property being placed under Green Acres jurisdiction as replacement parkland in a prescribed ratio in relation to both acreage and land valuation.

When the Jones Road bridge over Route 4 was constructed, Block 3402, Lot 1 and Block 3404, Lot 3 (a total of 0.485 acres) which were Green Acres parcels that were used for the bridge construction by the New Jersey Department of Transportation, Englewood was obligated to exchange an unlisted open space parcel of property in order to remove the regulated parcels from the ROSI. Block 3706, Lot 4 (4.5 acres) was submitted to Green Acres as an exchange parcel but as of 2025, it does not appear on the ROSI listing on NJDEP's website.

Mackay Park is on the City of Englewood's ROSI and is parkland funded in part by Green Acres. As such, in order to construct an indoor community center, the City of Englewood would be required to develop a diversion plan by adding open space properties to the ROSI to compensate for the parkland used for the community center.

It is noted that Mackay Park is also under the jurisdiction of the National Park Service (NPS) and approval from NPS would need to be obtained concurrently with Green Acres.

A community center requires approximately 1 to 1 1/4 acre of property and would be classified as a major diversion according to Green Acres regulations. Assuming a total 1.25 acre for a community center, Green Acres requires compensation for the loss of open space needed for the center. The regulations (Table 1 in N.J.A.C. 7:36-26 shown on the following pages) requires a minimum exchange ratio of land to be added to the ROSI in order to replace the acre to be removed. There are two different ratios: one based on acreage and one based on value. The ratio based on acreage is 2:1 therefore Englewood would need to find 2 1/2 acres of open space property to be added to the ROSI. The value of the land would need to be 4 times the value of the Mackay Park land used for the Center, thus the City of Englewood would need to provide appraisals for both the Mackay Park land and the acreage to be added to the ROSI.

Block	Lot	Land Value	Acres	Valuation per Acre
2309	20	$ 11,200,000.00	20	$560,000.00
3714	11.01	$ 2,800,000.00	5	$560,000.00
201	1	$ 672,000.00	2.1	$320,000.00

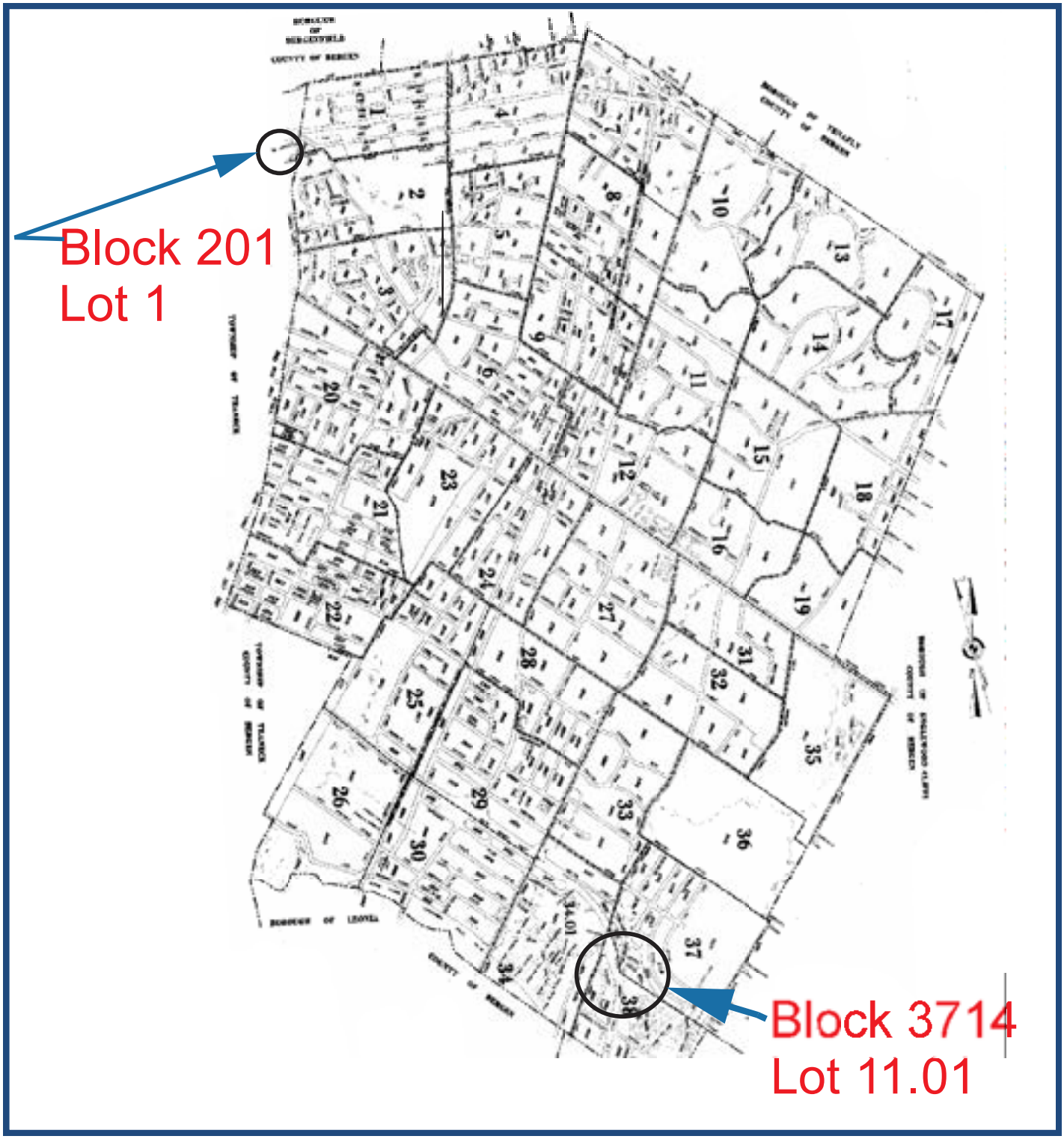
LAND VALUATION TABLE

Table Listing the Acreage and the Tax Assessment for the land: 2309/20 is Mackay Park
3714/11.01 property at the end of Eton St.
201/1 property donated by Eleanor Harvey

The Table above lists the value and acreage of the Mackay Park property, the property on Eton Street and the Eleanor Harvey property. The Eleanor Harvey valuation is insufficient to meet the 4:1 valuation ratio required by Green Acres. Five acres of the Eton Street property will likely meet both the acreage and the valuation property based on the current tax assessment.

Block	Lot	Facility Name
204	40	Municipal Pool
305	1	Babe Ruth Field (Tryon Ave Park)
312	9.01	Morris Park
313	8	Morris Park
411	2	Cambridge
706	1	Highwood Park
805	6	Durie Avenue Park
1201	1.01	Depot Square Park West
1202	1.01	Depot Square Park East
1204	10.02	Dunning Park
1214	8.01	Argonne Park
1215	10.01	Argonne Park
2020	1.01	Argonne Park
2101	4.01	Argonne Park
2105	5.01	Argonne Park
2020	1.01	Denning Park
2226	1	Denning Park
2309	20	Mackay Park
2309	6	Mackay Park
2310	17	Mackay Park
2604	1	Overpeck B.C. Golf Course
2802	35.02	Artus Park
3004	1	Rt. 4 Dean RR
3012	4	Crystal Lake Park
3402	1	Rt. 4 Walton
3403	1	Trumbull Park
3404	1	Garrity Field
3404	3	Rt. 4 Jones Road
3501	13.01	Flat Rock Brook
3601	5	Flat Rock Brook
3705	1	Flat Rock Brook
3802	13	Jones Rd/Kenwood

Recreation and Open Space Inventory
as recorded on the Green Acres web site



Map of Englewood with the Location of two properties available

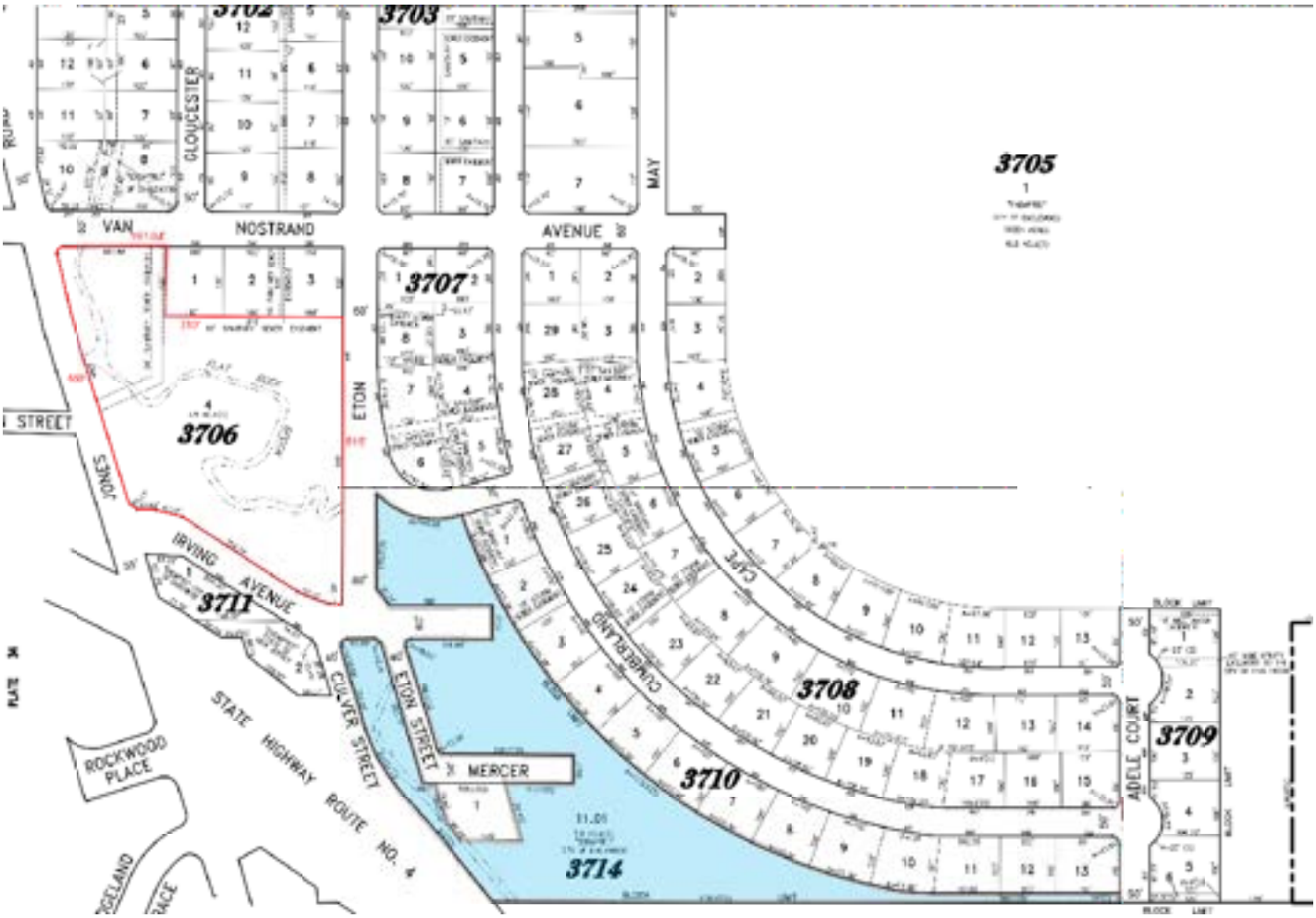
for Green Acres Diversion application

Table 1

Table for Determining Minimum Compensation to be Provided for Major Disposals and Diversions of Parkland

		If compensation is to be provided in the form of replacement land		If compensation is to be provided in the form of monetary compensation	
		Minimum Ratios Based on Acreage (ratio of acreage of land to be offered as compensation to the acreage of the land to be disposed of or diverted)		Minimum Ratios Based on Market Value (ratio of monetary compensation to be offered as compensation, in dollars, to the market value of the land to be disposed of or diverted, in dollars)	
Type of Diversion or Disposal	Project Sponsor[1]	For Lands for Which Appraisals are Obtained	For Lands for Which Appraisal Waiver is Obtained	If Money is to be Used for Parkland improvements	If Money is to be Used for Land Acquisition
Subsurface Easement Under Parkland 7:36-26.10(i)1 and 2	Public	1:1	1:1	2:1 $2,500 min.	2:1 $2,500 min
	Private	2:1	4:1	10:1 $2,500 min.	10:1 $2,500 min.
Surface Easement Over or Through Parkland 7:36-26.10(i)3	Public	1:1	2:1	4:1 $2,500 min.	4:1 $2,500 min.
	Private	4:1	6:1	10:1 $2,500 min.	10:1 $2,500 min.
Diversions or Disposals 7:36-26.10(j)1 through 3	Public	2:1	3:1	4:1 $5,000 min.	4:1 $5,000 min.
	Private	4:1	6:1	N/A	10:1 $5,000 min.
Legalizing Past Diversions or Disposals 7:36-26.10(j)4	Public	5:1	10:1	N/A	10:1 $10,000 min.
	Private	20:1	N/A	N/A	20:1 $10,000 min.

Table 1 from N.J.A.C. 7:36-26 of the Green Acres Regulations Showing the Acreage and Valuation for Land Diversion Applications



MAP OF THE VACANT PARCEL LOCATED ON ETON STREET

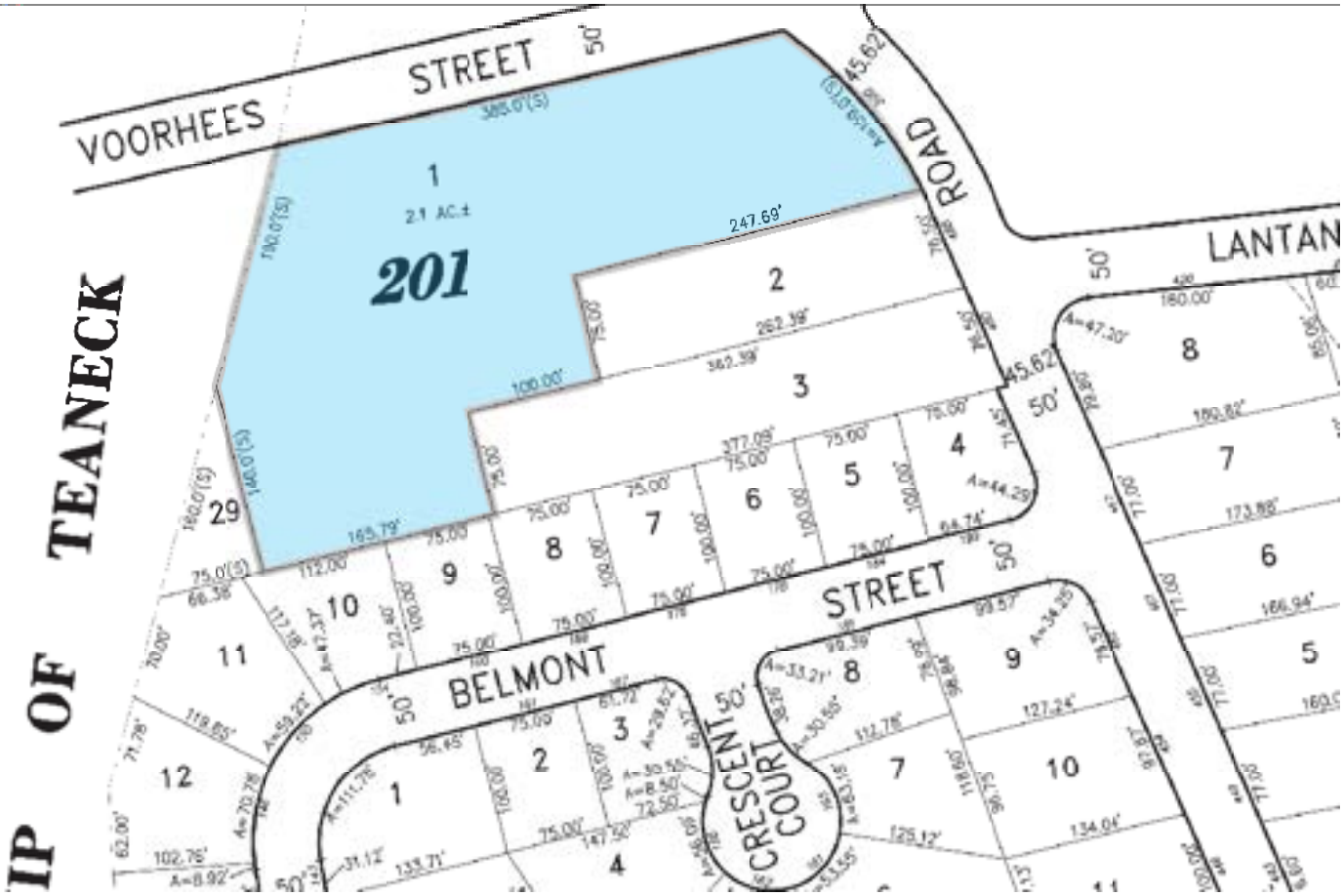
(BLOCK 3714, LOT 11.01)

As can be seen from the Land Valuation Table, the property at Eton Street would meet both the acreage and the valuation requirements for a Major Land Diversion Application in exchange for 1.25 acres of Mackay Park land. Discussions with Green Acres personnel confirm the likelihood of a successful application.

The property located at Voorhees Street is insufficient in valuation for such an exchange.

A Major Diversion Application is costly (approximately $50,000) and it is recommended that it not be undertaken until an NJDEP Stream Encroachment Permit is either approved or underway.

The National Park Service approval, which is also required for the land diversion, would occur concurrently with the Land Diversion Application.



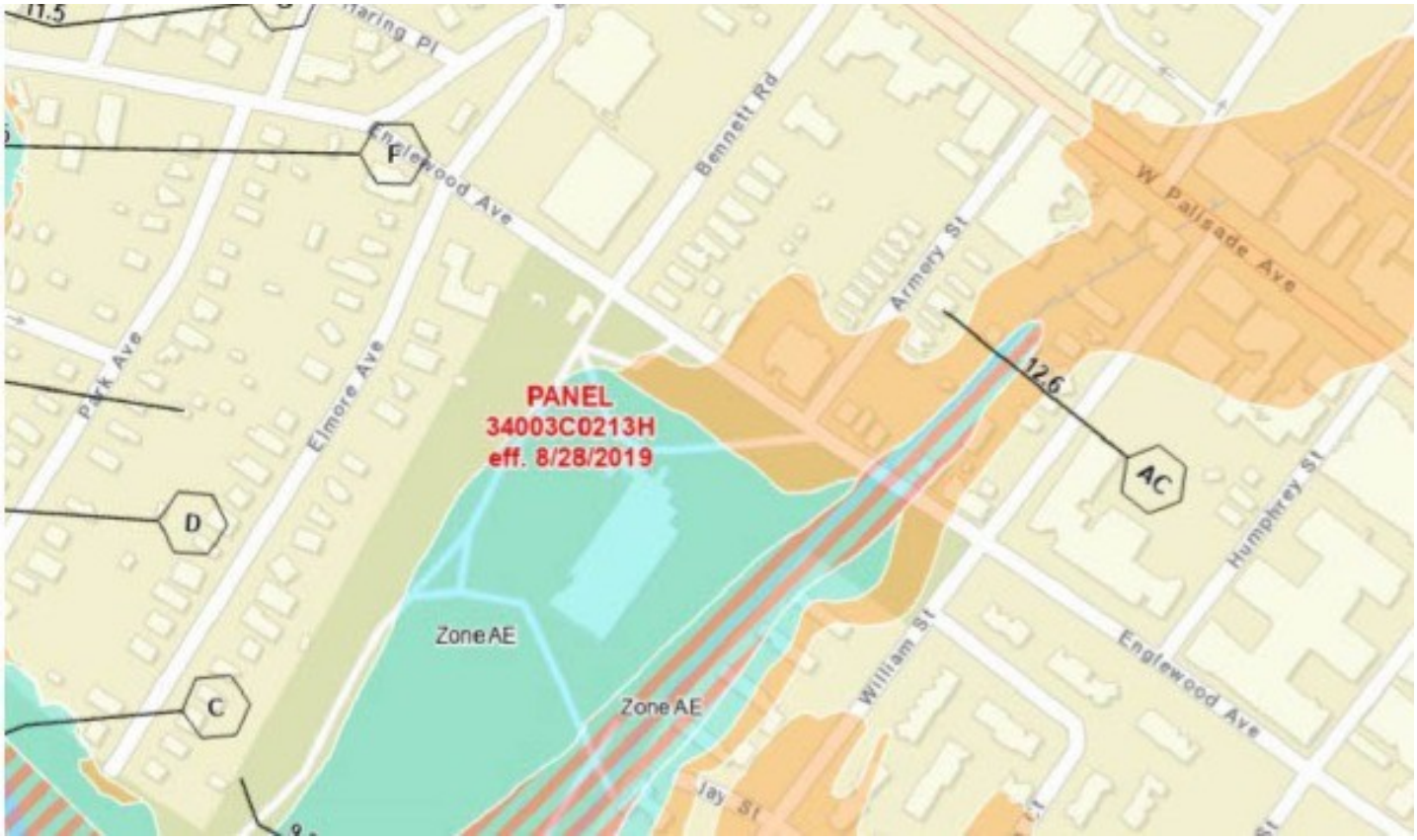
MAP OF THE PARCEL LOCATED ON VOORHEES STREET

(BLOCK 201, LOT 1)

3.5 NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMITS

Large sections of Mackay Park are in a Flood Hazard Area and subject to permits from the New Jersey Department of Environmental Protection (NJDEP). NJDEP is revising the flood elevations throughout New Jersey and it is anticipated that the flood elevations will be increased by approximately 3 feet.

The mapping shown below shows the current Flood Hazard Area and the flooding occurs at about an elevation of 11 ft. at the north end of the Ice Rink. Englewood can anticipate this projected NJDEP elevation rising to 14 ft. in the near future.



Current Flood Hazard Mapping from the NJDEP Website with the Legend Above

Any construction within the Flood Hazard Area will require a Stream Encroachment Permit from the NJDEP. One of the requirements of the permit is that construction is not permitted to increase the elevation of the flow downstream. This can be accomplished if the construction at the flood elevation does not impede the flow downstream.

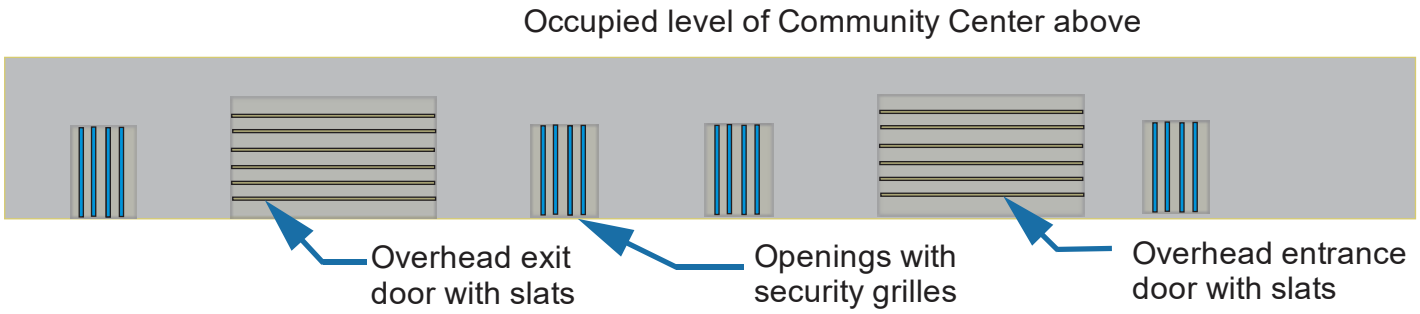
The schematic plan shown in the next section of this report shows the parking structure at grade and it is possible that this structure can be designed with openings that will permit flood waters to penetrate the entire parking area.

The elevation of the parking area will remain at the current grade thereby not impacting flood waters and the elevation of the first level of the proposed community center will be a minimum of 8 ft. 6 inches above which would easily permit the 1 ft. above freeboard requirement of NJDEP.

The schematic of the east elevation of the parking level shows openings at the overhead doors as well as a number of openings with grates in the wall of the structure.

If sufficient openings were included in the wall such that flow was not impeded, it is possible that a properly designed wall could meet the requirements for a flood hazard area permit, but any such design would receive approval only at the discretion of NJDEP. The process for approval would likely include design drawings, an engineering analysis and a full permit application. This process would be quite costly and from past experience, be very time consuming and could delay the final design and construction of a center well over a year.

In addition, NJDEP prohibits the construction of a "Critical Building" in the flood hazard area. A critical building is one that may be occupied during an emergency and NJDEP may be concerned that a community center would be used as a sheltering place during a disaster. If NJDEP determines that such a building is a "Critical Building", they would not issue a permit for construction located in a flood hazard area even if all other requirements were met.



Schematic of East Elevation of Parking Level
(not to scale)

Section 4: SCHEMATIC DRAWINGS

The actual design of a community center will be accomplished with an Architect selected by the City Council for the project and with extensive public input. This planning report establishes certain parameters that permit us to estimate the size, the cost and possible locations for a center which will inform the City Council and allow them to take the next steps towards making a center a reality.

There are five important things to consider when planning a community center:

- Location and Accessibility
- Community Involvement
- Design and Purpose
- Cost and Budgeting
- Security and Safety

Community involvement is one of the most important aspects in the creation of a center and during the design process existing organizations, individuals and other stakeholders will play a key role in determining what the center will look like and what the key features will be.

The other items listed above, location and accessibility and cost and budgeting will be further discussed in this report because it is critical that the City Council weigh in on these issues in order to properly address the actual design of the center.

If a satisfactory location is ultimately found and revenue sources are available to finance the construction and operations of a center, then the Council can proceed with the next steps as Englewood moves forward.

Designing a center is a multi-stage process. The first step in planning a center is to establish certain parameters and constraints. The footprint, the height, the square footage and the associated parking requirements can be estimated in order to begin assessing environmental requirements and limitations, legal restrictions and approaches and equally important cost estimates.

During the planning stages a review and comparison with other communities and past projects can be very helpful and revealing. In addition, Englewood has undertaken past public review sessions and surveys that can be used to determine different components of a center.

The actual spaces that will be incorporated into a community center for Englewood will be developed during the design phase with extensive input from stakeholders and Englewood residents. Typically, charrettes and other public forums are held and together with survey instruments distributed and received, this process becomes the building blocks for the ultimate design.

A review and evaluation of existing community centers as well as public input from past meetings and surveys offer a starting point in assessing which spaces are in high demand and others that are underutilized. Piecing together the information from such reviews allows us to make some preliminary determinations in order to create a model that will lend itself to the constraints of several locations as well as cost.

The following pages describe individual spaces with dimensions that can be put together, much like a jigsaw puzzle. The result is a schematic of center that would be compatible with the locations at Mackay Park, the Liberty School site and one other possible location as described in Section 3 of this report.

It is anticipated that this schematic can be utilized during the design phase by removing those spaces that are not of interest, adding other spaces that are desirable as well as expanding or contracting the entire concept to bring it in line with available resources related to the cost estimates that have been and will be generated.

4.1 INDIVIDUAL SPACES

Evaluating components of a center allows us to estimate the size and the corresponding cost when putting it all together. At this stage, it need not be exact but provides a useful tool for the subsequent design steps.

It is not necessary to invent the wheel over again – there are a number of community centers in New Jersey and in neighboring communities in Bergen County. A brief review of them is included in this report. In assessing space requirements, existing centers provide information about those components most used, least needed and components that were not included but sorely missed. The review of existing centers can then be a starting point and through stakeholder meetings, activities that are particularly attuned to Englewood can be added. User groups and their special needs would also be identified.

In reviewing existing and planned centers, certain spaces appear repeatedly and in the most current centers, a few new uses are present. The use groups that are commonly found are shown below:

- GYMNASIUM—typically a full court basketball court with the new centers having pickelball and volleyball also available in the Gym.

- LARGE GATHERING ROOM(S) – can be designed with fixed or moveable seating. This can be an important revenue source for events (weddings, anniversaries, birthdays, cultural affairs, etc.) as well as a place for community gatherings and meetings. Typically a center will incorporate kitchen and a food service area.

- PERFORMING ARTS ROOM/THEATER/MEETING ROOM– Stage with fixed or moveable seating to accommodate dance, theatre, concerts and films as well as public and community meetings.

- EXERCISE ROOM AND WEIGHT TRAINING – with or without mechanical equipment. Room can include Yoga activities.

- DANCE STUDIO – can be combined with other spaces or a stand-alone room.

- INDOOR TRACK– particularly important during winter months and an important senior activity.

- SENIOR ROOM – a place for seniors with card tables and other games as well as a place for lectures and reading groups.

- COMPUTER ROOM/EDUCATIONAL SPACE with internet access and support for all groups including youth, adult and seniors.

- OTHER SMALL GATHERING SPACES

- MULTI-USE ROOMS—allows for flexibility of programming and scheduling. Typically with a soft flooring system.

- CAFÉ— a café with nearby seating is found in the newly created centers.

- SEATING AREA FOR INFORMAL GATHERINGS – typically seating in an open lobby area near the Café.

- BATHROOMS AND LOCKERS—bathrooms including family bathrooms are placed in strategic locations throughout a center. Lockers are somewhat controversial because of security and health concerns.

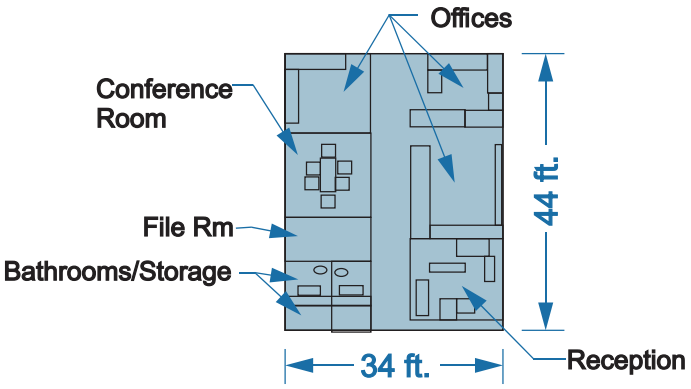
- RECREATION DEPARTMENT/ADMINISTRATIVE OFFICES/CENTER SECURITY AND STAFF OFFICES

- Other spaces less frequently found are:
  - Music Room
  - Recording Studio
  - Rock Climbing Wall
  - Atrium

Schematic drawings with dimensions are shown on the following pages.

OFFICE COMPLEX

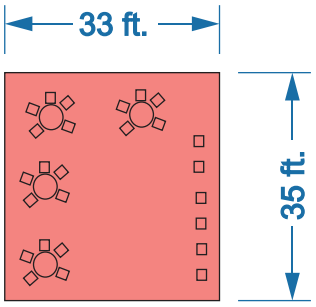
The Recreation Department can relocate to the new Community Center. Staff presence on-site can add to the overall functioning of the Center. The office can include a reception area with a waiting room, a conference room, offices with at least four stations and staff bathrooms. The location adjacent to the Lobby makes it easily accessible to staff and visitors.



Office Complex

SENIOR ROOM

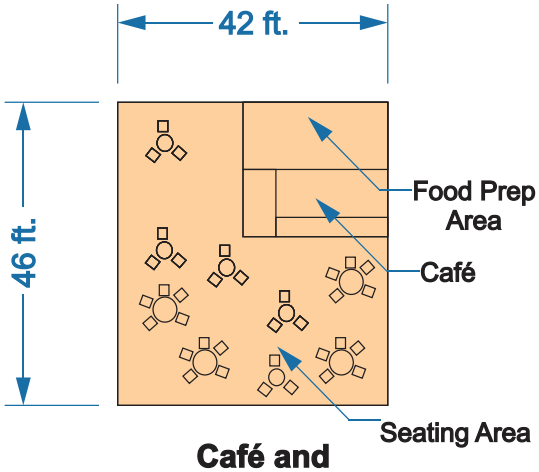
Although the entire building would be accessible to seniors, a separate room reserved for seniors together with special programs encourages their participation in the facility. Card and game tables can be available as well as comfortable moveable seating in this peaceful place. Internet access and instruction would also be available in this room as well as the computer room.



Senior Room

CAFÉ WITH RANDOM SEATING

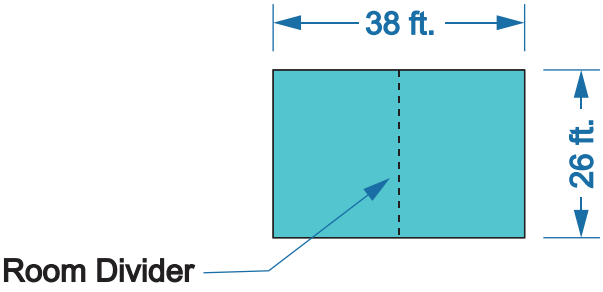
Immediately adjacent to the Lobby, a seating area is shown in a light filled open space next to the Café. The Café might have light fare appropriate for both young and old. The Café is often a revenue source for the Center with an outside vendor renting the space and providing food and beverages according to specific contract requirements.



Café and Random Seating Area

SMALL MULTI-PURPOSE ROOM

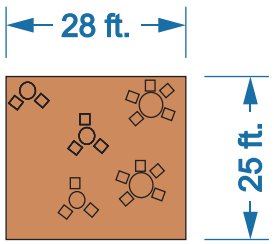
Found in all Community Centers, a multi-purpose room offers a space for meditation and yoga, dance, choral groups, exercising and stretching, senior movement instruction and other small group activities. A special soft flooring and a moveable divider are often included in this type of space. This room, adjacent to the office may also be utilized as an office (half of the space)/conference room and storage (the other half of the space) and its exact use would be determined during the design phase.



Small Multi-Purpose Room

OVERFLOW SEATING AREA

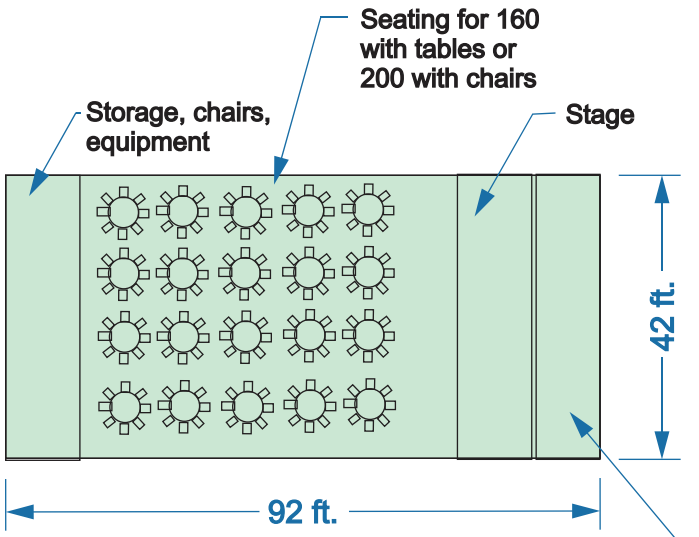
The Café and Lobby areas often serve as gathering areas for people to “hang out” and talk to one another (often communicating on their phones at the same time). As programming brings people into the Center and other programs let out, additional seating is often periodically needed and provided in this space. This seating is adjacent to the Café and Random Seating Area.



Overflow Seating Area

EVENT HALL

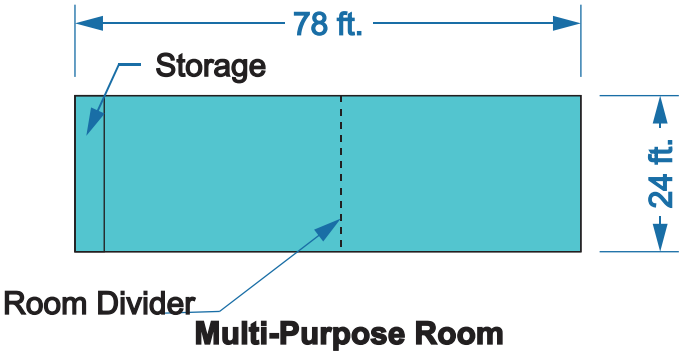
The Event Hall can be utilized with table seating as well as auditorium style seating. The events could be birthdays, weddings or other important family celebrations and, as such, a revenue source for the Center. The space can also serve as a large meeting room for public and/or community meetings, lectures, dance and music recitals. With seating laid out in rows, the space as shown would accommodate up to 200 people.



Event Hall

Multi-Purpose Room

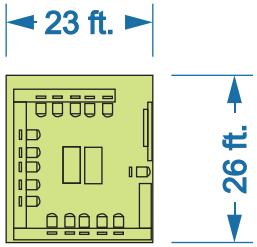
Several Multi-Purpose Rooms are both useful and flexible when utilized with creative programming. The largest of the rooms is often found with a central divider to further provide simultaneous programming for a variety of activities. With an interlocking or mat flooring system, dance, yoga, exercise or meditation classes can be held. Individual age groups can be offered different classes or when appropriate large mixed age groups can be accommodated.



Multi-Purpose Room

COMPUTER ROOM

Internet/Computer rooms are popular in most community centers. Instruction or free use can be provided. Although this use can be provided in a relatively small footprint, it can be used by 15 to 25 people at one time. It can also serve as a hub for internet service throughout the building . A 21st century center can have large screen monitors in many of the rooms that can be activated with computers or phones remotely. The room itself will ordinarily have a large monitor(s) and a whiteboard.



Computer Room

MUSIC ROOM

Not typically found in many centers, Englewood has a long history of recording studios beginning with Town Sound Studios on Palisade Avenue, Sugar Hill Studio on West Street, Bennett Studios on North Van Brunt Street and of course the John Harms Theatre with live performances. Englewood has also been home to great musicians such as Dizzy Gillespie and more recently Alicia Keys. Dwight Morrow's High School has always had wonderful music programs. A music studio would likely be a popular space for learning and producing recordings.

BATHROOMS

The number of bathrooms (fixtures) are determined by the building code and are placed in strategic locations and close to activity spaces.

ROCK CLIMBING WALL

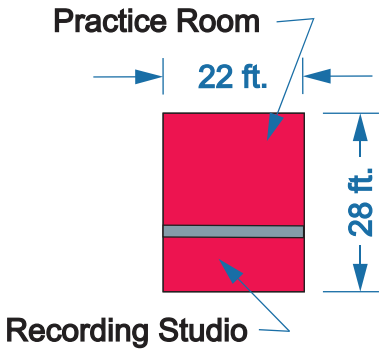
The entranceway can be designed with a two story atrium and a rock climbing wall can be built in to utilize a small portion of the atrium. Although not typically found in community centers, this space is becoming more and more popular in fitness centers and can be an important draw to Englewood youth as well as an introduction to outdoor activities.

DANCE STUDIO

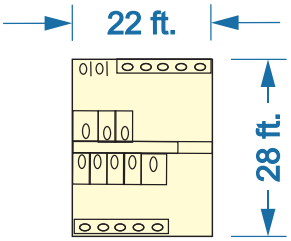
A dedicated dance studio with a wall(s) of mirrors, wall mounted barre and wood floor is sometimes provided as a dedicated dance space and can also be programmed in a multi-purpose room. A separate dance studio is shown on the first floor in this schematic.

GYM BATHROOMS

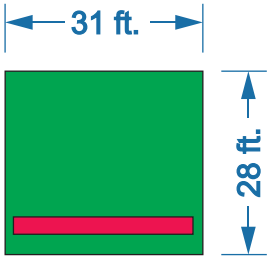
The bathroom serving the Gym can be enlarged to provide changing areas. Locker rooms are not included—overnight storage of items may present problems related to both security and health although day storage is provided in some centers.



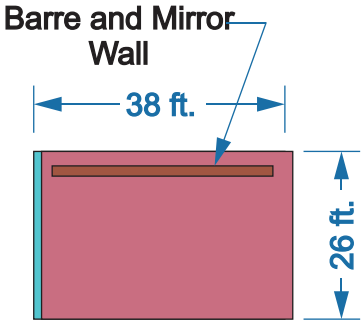
Music Room



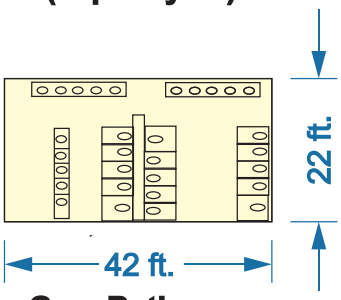
Bathrooms



Rock Climbing



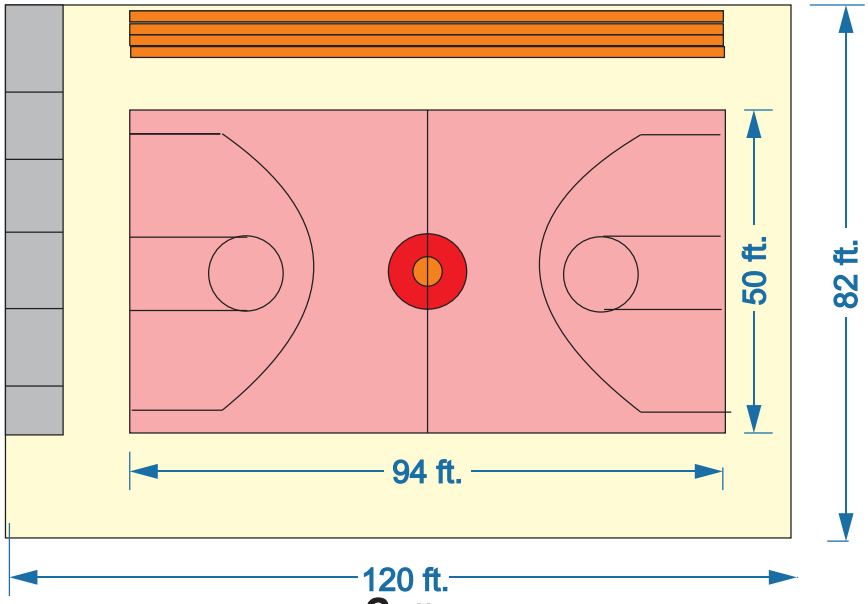
Dance Studio (capacity 30)



Gym Bathrooms

GYMNASIUM

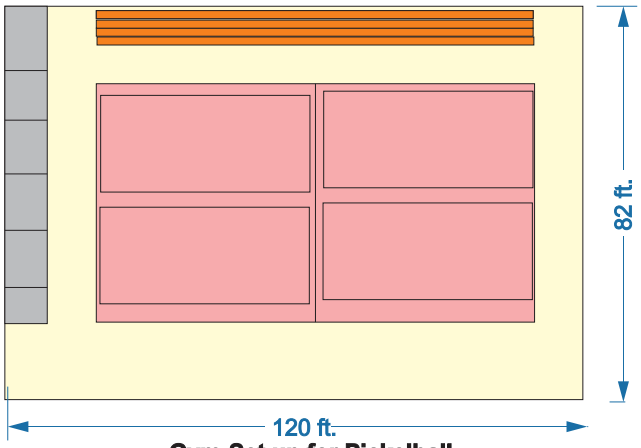
The Gym illustrated here is designed to accommodate a regulation NBA court. High School competition is allowed to play on an NBA regulation court. A mid court divider can be included which permits two half court games to occur simultaneously or two full court games on a 50 ft. short full court. There are usually six hoops in total for practice shooting (two on each side and two at each end). Seating can be provided for up to 250 people depending on the final design.



Gym
(Set up for Basketball- Full Court)

GYM SET UP FOR PICKLEBALL

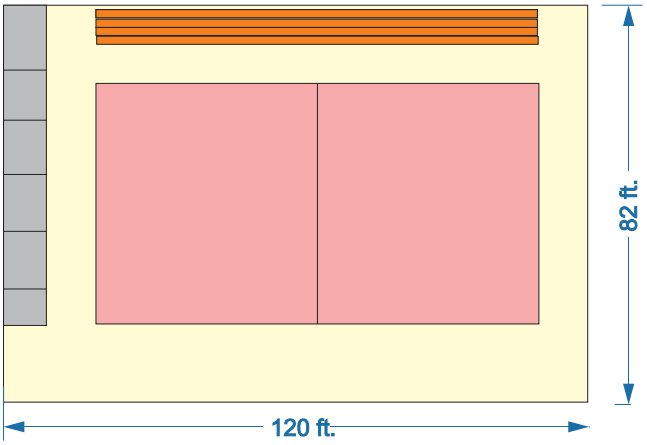
Pickleball is becoming more and more popular and the gym with a central divider can provide as many as four pickleball courts at one time (a pickleball court is 20’ x 44’ with at least an 8’ space surrounding each court). Portable nets can be stored when not in use and either temporary or permanent markings can be included (pickleball is often used with temporary line markers).



Gym-Set up for Pickelball

GYM SET UP FOR VOLLEYBALL

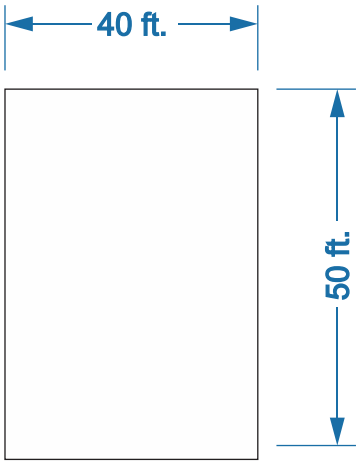
A 60’ X 30’ court size is typical for volleyball and with temporary markings and a portable net, the gym can be converted to a volleyball court. Permanent floor inserts are sometimes installed to secure the net posts.



Gym-Set up for Volleyball

LOBBY

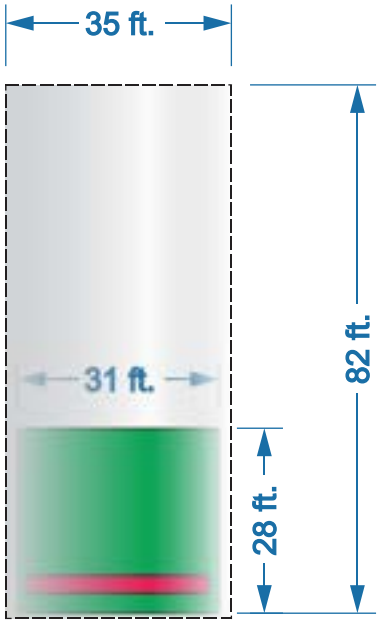
The entrance to the building leads directly into an open space for the Lobby. Beyond this space and adjacent to it are the Recreation Department and Community Center Offices and the Café with open seating. In this schematic, the Lobby is also adjacent to a two story atrium.



Lobby

ATRIUM AND ROCK CLIMBING

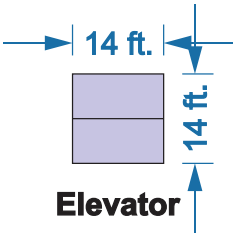
Included in this schematic is a two story atrium and a Rock Climbing Wall at the end of the atrium. A Rock Climbing Wall is found in only a few centers and is clearly a discretionary space. The atrium is an ideal place for the Wall because of the available two story height. A rock climbing wall provides a full-body workout and also improves balance. It requires discipline and offers an exciting activity, drawing residents to the Center to both participate and watch others try to climb the wall but must have capable supervision and instruction.



Atrium shown here with Rock Climbing Wall

ELEVATORS

Two hydraulic elevators are depicted here and must be equipped with audio features and brail signage and will be fully accessible. The entire facility will have appropriate signage and ramping into the main entrance. If located in a flood hazard area, the hydraulic equipment can be raised up well above any flood hazard elevation to protect the equipment.

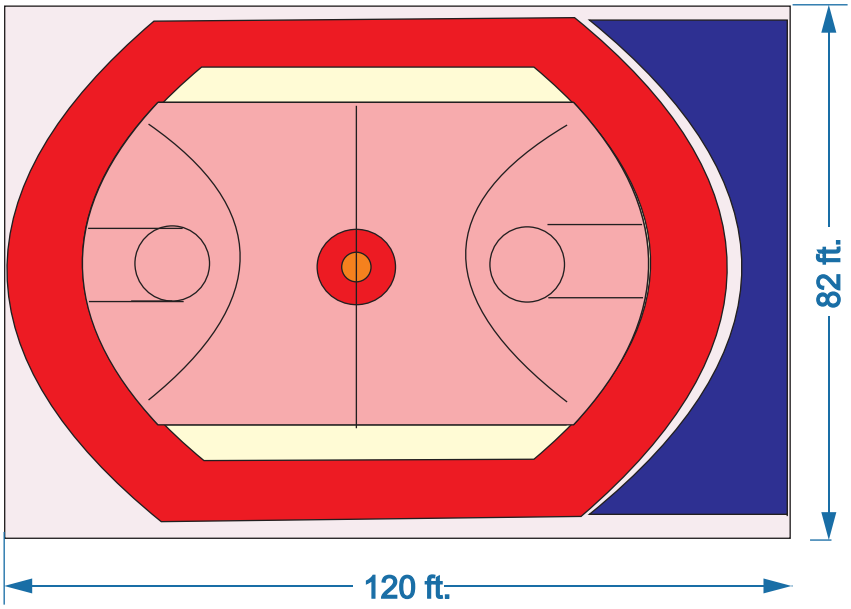


Elevator

SKY TRACK

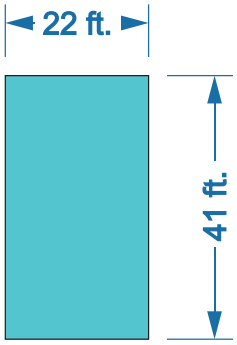
Rising up 25 ft. above the Gymnasium floor is a 10 ft. wide track. The track would have lanes for the exclusive use of those choosing to run or walk. Below, the activities in the Gym would be visible. A stretching pad would be adjacent to the track and would make for easy access on and off the track.

A track can have anywhere between 2 and 8 lanes.



MULTI-PURPOSE ROOM

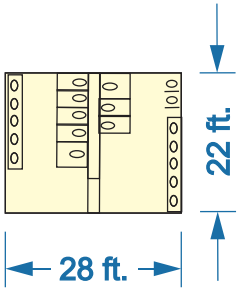
One of several, different sized rooms, a multi-purpose room is often the most utilized space in a community center. It offers a space for meditation and yoga, dance, choral groups, exercising and stretching, senior movement instruction and other small group activities. A special soft flooring and a moveable divider are often found in this type of space.



Multi-Purpose Room

BATHROOM

The number of bathrooms (fixtures) are determined by the building code and are placed in strategic locations and close to activity spaces. Bathrooms are on each level of the facility. One family bathroom is shown on the first floor but the number and location of the bathrooms shown is for reference only.



Bathrooms

4.2 GRADE LEVEL—PARKING

Parking at grade beneath a new facility is both an efficient use of available space and a way to provide more parking in addition to open air spaces. Using the at-grade space for parking minimizes the area needed for a center.

If located in Mackay Park, the area at grade must be available for flood storage. The Center will be in a flood hazard area. the parking area can be designed such that flood waters can be unimpeded by a structure if there are sufficient openings in the walls of the parking area. The at-grade parking that exists in the area surrounding the center will likely be insufficient for parking for the general area therefore the added parking under a new facility will be needed.

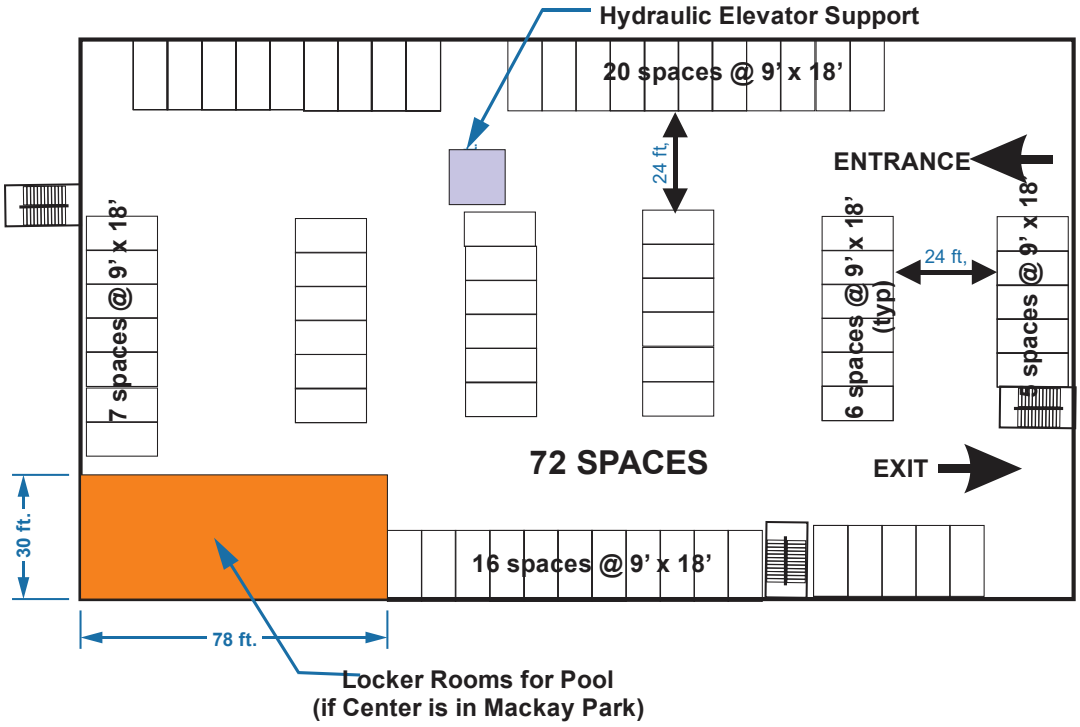
In Mackay Park, the parking level will also require locker/changing rooms for the proposed pool if an enclosed pool is constructed and also the structural support for an hydraulic elevator. If planned for locations other than Mackay Park, these structures will not be needed.

The parking level can house a minimum of 72 spaces and combined with outdoor available parking can meet parking standards for a center. The Mackay Park lots directly to the east and west of the Ice Rink provide an additional 78 spaces. While less than ideal, the total of 150 spaces should be sufficient for a center in Mackay Park.

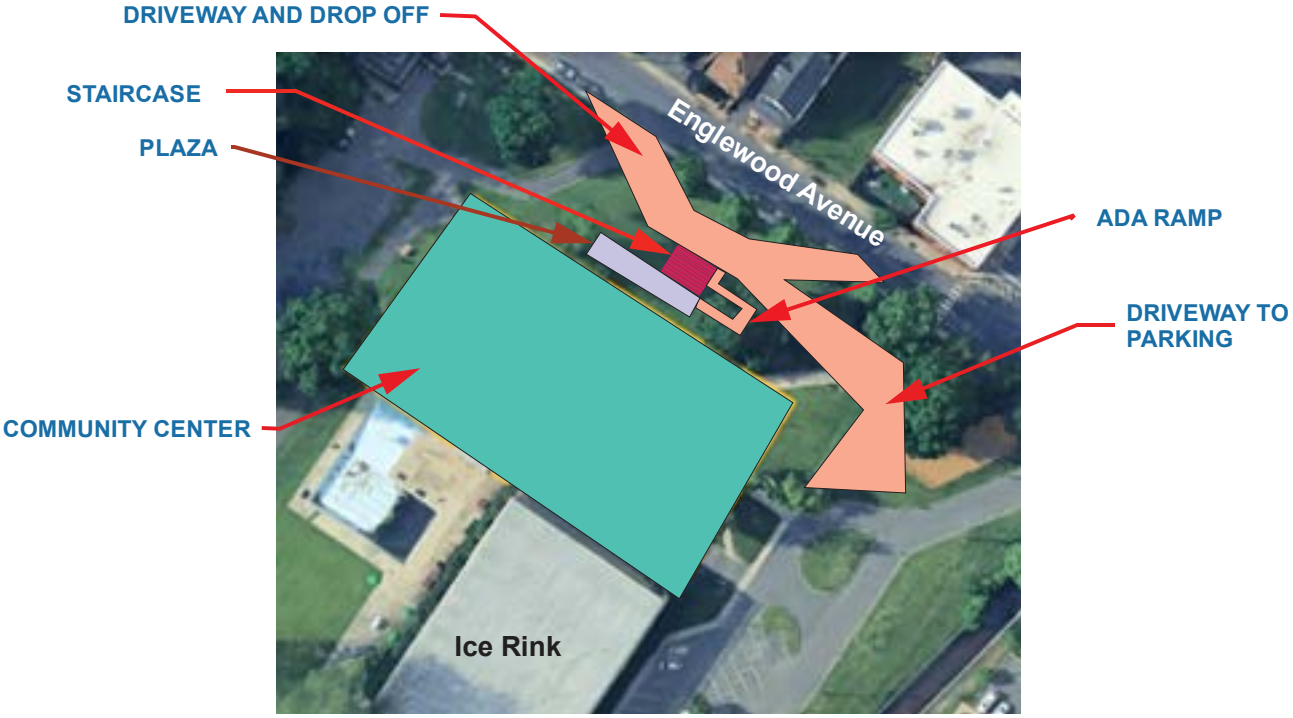
The footprint used in this schematic is 35,000 square feet or 0.82 acres. In addition to NJDEP Land Stream Encroachment Permit approval, a land diversion plan will need to be approved by Green Acres.

If the center is located on the Liberty School site, parking at-grade beneath the center would permit additional development on that site.

The parking layout on the next page is to determine an approximate number of spaces available under the building. The schematic drawing shows how a driveway and drop-off could be integrated into a design fronting Englewood Avenue with a Mackay Park center.



Parking layout with Locker Rooms for the Pool Enclosure at Mackay Park



Schematic of Entrance and Driveway at Mackay Park

4.3 FIRST FLOOR OF CENTER

A conceptual layout of the first floor level of the Center is shown below in order to determine the size and associated cost of a center. Spaces can be eliminated or added with the corresponding impact on total cost.

The first floor shown in the schematic floor plan shows an entranceway with a two story atrium and a rock climbing wall. As one walks further into the lobby area, there is a café and a seating area.

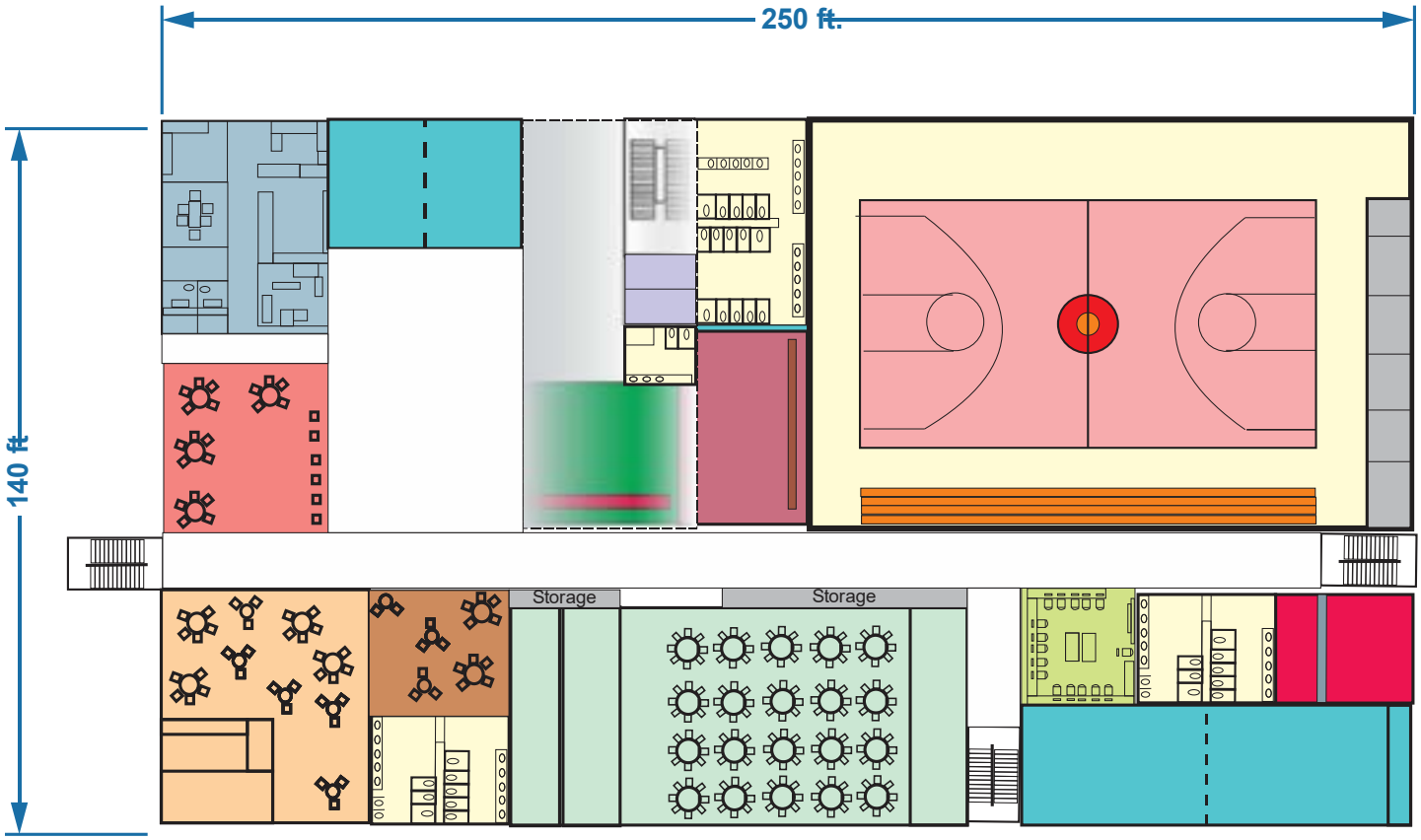
Other spaces include an office area for the Recreation Department, a variety of spaces and a full size basketball court that could also be converted for pickelball and volleyball.

Each space and the respective areas are shown in the tabulation on the next page. If all of the spaces identified below are incorporated into a final design, the total footprint of the facility would be approximately 35,000 s.f.

A key to each of the spaces is shown on the next page.

Note that the Small Multi-Purpose Room on the First Level could be divided into additional office space and additional storage space instead of the identified use.

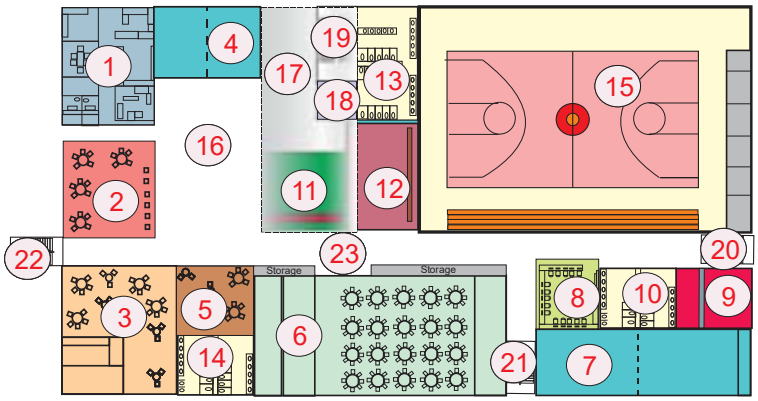
The Event Hall is typically a revenue source in other centers and can be rented out for a variety of activities, i.e. movies, concerts, parties, weddings, etc. and if managed properly, can be very successful.



Schematic Layout of Spaces for the First Floor of the Center

Space No.	Description	Dimensions (ft.)		Area (sq. ft.)
1	Office Complex	34	44	1,496
2	Senior Room	33	35	1,155
3	Café and Random Seating A	42	45	1,890
4	Small Multi-Purpose Room	38	26	988
5	Overflow Seating Area	28	25	700
6	Event Hall	92	42	3,864
7	Multi-Purpose Room	78	24	1,872
8	Computer Room	23	26	598
9	Music Room	22	28	616
10	Bathrooms	22	28	616
11	Rock Climbing Wall	See Atrium		
12	Dance Studio	38	26	988
13	Gym Bathroom	42	22	924
14	Bathrooms	22	28	616
15	Gymnasium	120	82	9,840
16	Lobby	40	50	2,000
17	Atrium/Rock Climbing Wall	35	82	2,870
18	Elevator	14	14	196
19	Main Staircase	24	14	336
20	Staircase	10	19	190
21	Staircase	10	19	190
22	Staircase	10	19	190
23	1st Fl Corridors			2,715
	Family bathroom			150
	TOTAL AREA FIRST FLOOR			**35,000**

Tabulation of the Area of Each of the Spaces on the First Level of the Center



Key for the First Floor Spaces

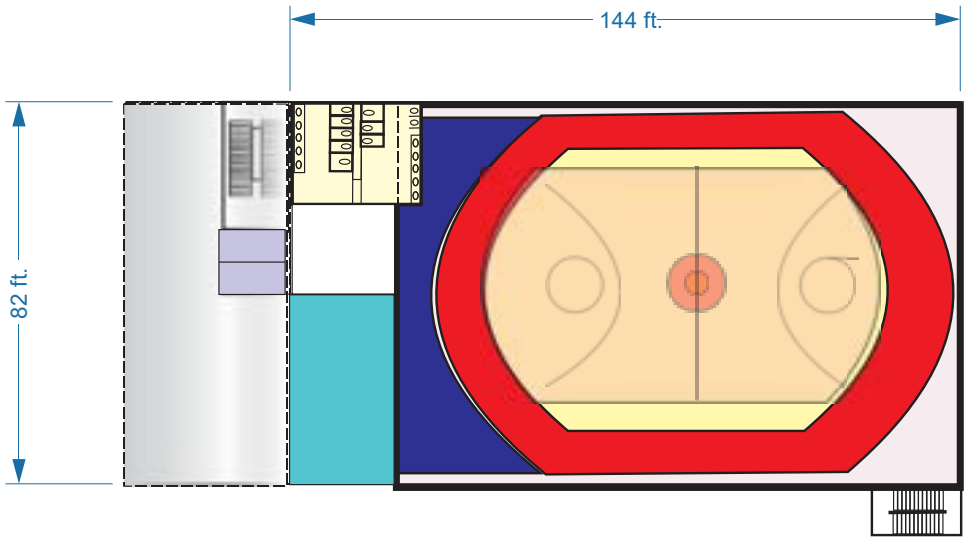
4.4 MEZZANINE LEVEL OF THE CENTER

A conceptual layout of the Mezzanine level of the Center is shown below. The Sky track is shown above the gymnasium to provide year-round availability to both walkers and runners. As described in the Section 4.1, there would typically be dedicated lanes for walkers and runners.

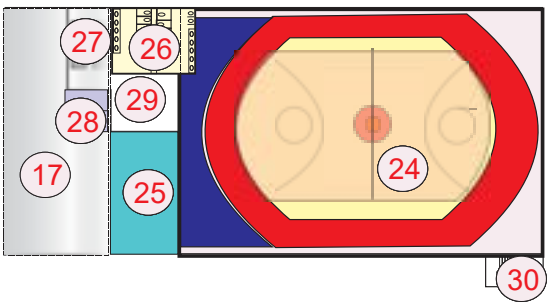
A key to each of the spaces is shown below.

Space No.	Description	Dimensions (ft.)		Area (sq. ft.)
24	Sky Track	120	82	9,840
25	Multi-Purpose Room (2nd flo	22	41	902
26	Bathrooms	22	28	616
27	Main Staircase	24	14	336
28	Elevator (2nd floor)	14	14	196
29	2nd Fl Corridors	22	20	440
30	Staircase	10	19	190
	Misc.			10
	TOTAL AREA SECOND FLOOR			**12,530**

Tabulation of the Area of Each of the Spaces on the Mezzanine Level of the Center



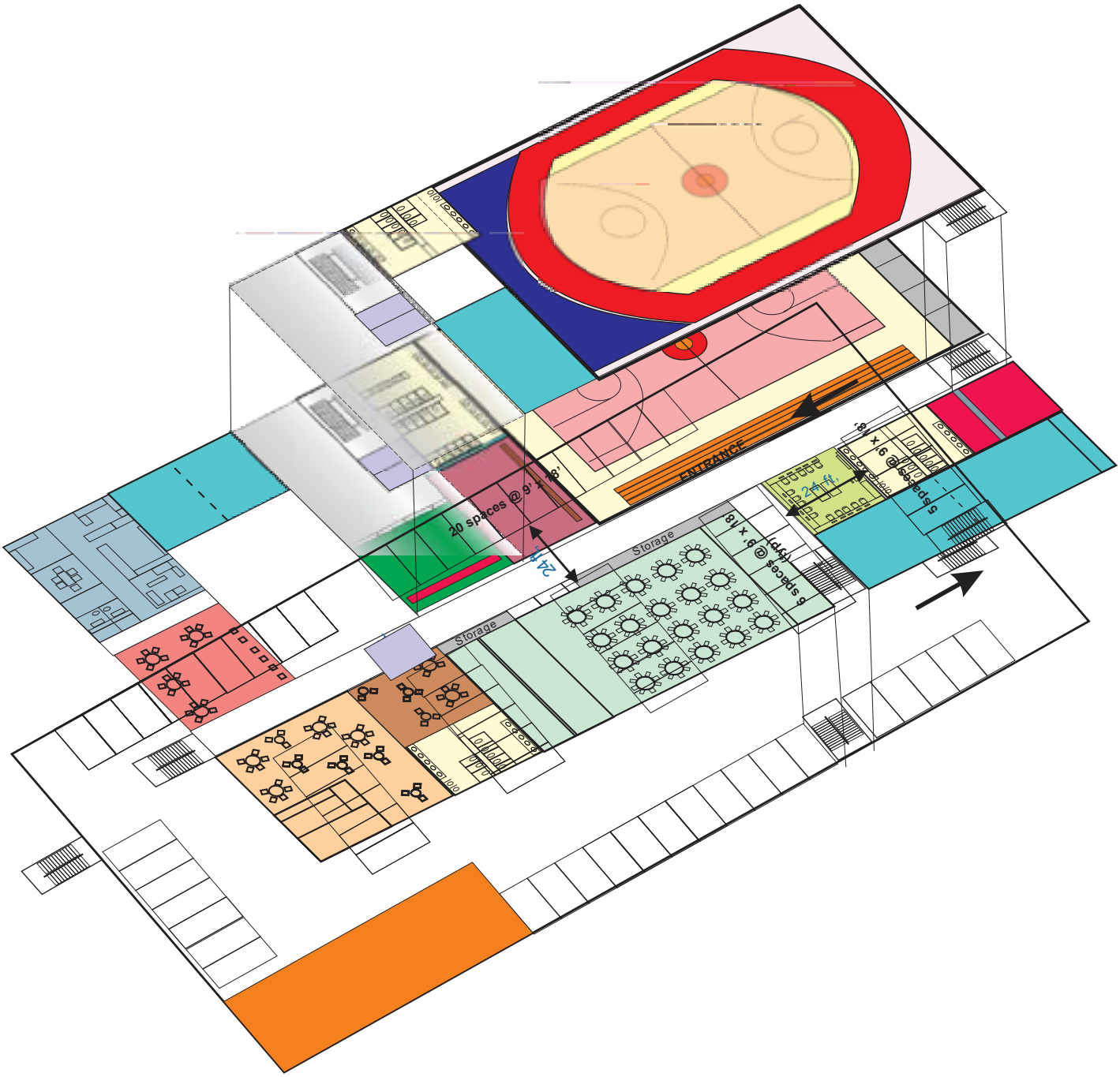
Schematic Layout of Spaces for the Mezzanine Level of the Center



Key for the Mezzanine Level Spaces

4.5 ISOMETRIC VIEW OF THE LEVELS

The drawing below provides a perspective of the three levels of a center. Note that the top of the drawing is where the entranceway to the first floor would be and if located in Mackay Park, the bottom of the drawing would be adjacent to the Ice Rink and the Pool.



Section 5: ICE RINK ENCLOSURE

5.1 OVERVIEW

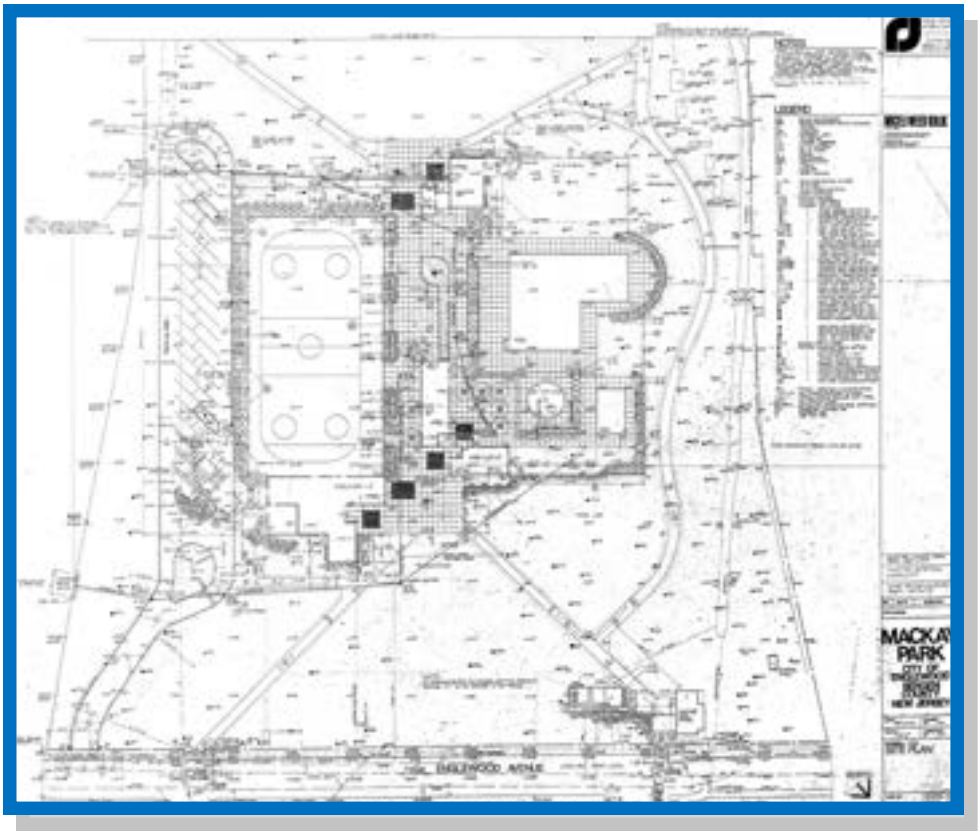
The Englewood Ice Rink has a long and checkered history. The original plans were created in 1977 under a federal grant. Soon after the Rink was constructed, operational problems with the pipes in the concrete pad were uncovered and the ice making system had to be repaired.

Originally intended to be used year round for recreation as well as ice skating, it soon became apparent that the heat load in the summer was too high to be utilized without a proper ventilation system. The City, not having the necessary personnel to properly operate and manage the rink searched for alternatives and decided to lease the rink to an outside vendor.

For three decades, the rink was operated by a third-party vendor and the majority of ice time was used by hockey teams from outside of Englewood. A small group of Englewood residents did obtain and regularly use ice time as required under the lease agreement and it was this group that formed the nascent beginnings of the Friends of the Englewood Ice Rink. It was this group that ultimately helped saved the rink from abandonment and/or continuing as a leased entity used primarily by non-residents of Englewood.

In 2010, the City Council commissioned, Richard Preiss, a New Jersey Planner, to complete a study of the Liberty School and the Wright Arena and determine the potential adaptive re-use of the two buildings. The study conclusions with regard to Liberty School are not germane to this section. The Preiss study did conclude that Wright Arena would benefit from being enclosed which would permit year round use of the facility but the report did not explore the restrictions on the Rink imposed by Green Acres, New Jersey Department of Environmental Protection (NJDEP) and the National Park Service (NPS), entities that have jurisdiction over Mackay Park to varying degrees.

For several years after the Preiss study, the City authorized a year to year lease of the Rink with a third party vendor. In 2012, the City of Englewood became the operator of the rink once again and the Friends of the Wright Arena together with the newly hired Manager of the rink, Ken Katz, created extended hours for Englewood residents as well as bringing in revenues by renting out ice time to neighboring community hockey teams which helps support he operation of the Rink.



Original 1977 Plans for the Wright Arena (Note that the pool that was constructed was modified from the original plan)

Aerial View of the Wright Arena, Pool and Parking Area

New boards (the protective walls of the rink) were constructed and new flooring outside of the ice rink itself was installed. A new cooling tower was constructed and four years ago, an entirely new air cooled chiller and ice mat were installed and the original chiller is no longer operational.

The Rink was constructed with open sides as required by Green Acres. While functioning well during the colder months, ice skating is unavailable for the warmer six months of the year. At warmer temperatures, the ice becomes unstable and ice-fogging becomes an impediment to skating.

This section of the report examines the potential for enclosing the rink and having ice availability for an extended period or throughout the year as well as impediments to an enclosure. Enclosing the rink would require the construction of new walls on all sides of the building. The upper half of the side walls currently have a corrugated metal wall and originally it was thought that new curtain walls would only be necessary for the lower portion of the side walls. This proved unworkable because the insulation value of the existing upper walls is insufficient to efficiently maintain lower temperatures during the warmer months. New curtain walls would be required connecting the roof to the ground and limiting air flow through the walls to a minimum while providing the necessary insulating value to maintain cold temperatures (60 ° F) efficiently.

Enclosing the building would require approval from Green Acres which, at this time would be contrary to their policies. Additionally, the building is currently in a flood hazard area and NJDEP regulations prohibit the enclosure. An alternative to a permanent enclosure would be a retractable one such that during large storm events, flood waters could enter the building and thereby not increase flood elevations downstream. Although there is no guarantee that NJDEP would permit such a solution, the use of moveable barriers could meet their permit requirements. The City Manager has had informal discussions with Green Acres personnel and their response was favourable. Mackay Park is also under the jurisdiction of the National Park Service because of the 1970's funding but their approval typically follows Green Acres approval.

Retractable flood walls on either side of the rink would be extremely costly. An alternative would be to install four overhead doors on either side of the rink which could be opened during large storm events and thus not impede flood waters.

Once enclosed, the rink would require a chiller/air handler system for the HVAC along with dehumidification which is necessary during warmer weather to prevent ice fogging. The chiller, blower and dehumidifier could all be located outside the arena. The north and south walls could be constructed as a permanent wall system without any openings except for the HVAC ductwork at the south wall.

If a community center was constructed on the north side of the rink, the north wall could be a viewing station of the rink for occupants of the proposed center and the area currently enclosed on the north side of the rink could be reconstructed at the garage level of the new center thus integrating the rink, the pool and the center.

5.2 ENCLOSURE AND HVAC SYSTEM

Ice rinks became increasingly popular in the 21st century. The first recorded indoor rink was the Victoria Skating Rink in Montreal, Canada, built in 1875. Technological advances in ice making and particularly dehumidification now permit skating over an extended time period for enclosed rinks.

The Englewood Rink is currently an open air arena on all sides with a roof system above. The roof system has an R-12 insulation value. The ice making system that is currently used replaced a 40 year old chiller with a cooling tower. The system now consists of a York air cooled chiller that feeds an ice mat system which is installed on top of the concrete slab. It is a state of the art system for retrofitting an ice rink.

Corrugated metal side walls are 15 ft. high from the roofline with a 13 ft. clear opening to the ground. The metal curtain wall does not appear to have sufficient insulating value to be used for the enclosure. It is anticipated that the existing corrugated metal wall will be demolished and a new insulated curtain wall will be constructed with openings for overhead doors on either side.

The Rink can only be utilized five to six months each year because of the heat load during half of the year. With ice skating demand exceeding the capacity, the City of Englewood is evaluating the possibility of using the Rink on a twelve-month basis or at a minimum, an extended period beginning in fall and ending in spring (9 t0 10 months). Utilizing the Rink for an extended period would require the construction of an enclosure with a curtain wall system and 4 to 5 overhead doors on the east and west sides of the building. The overhead doors would provide open air access as required by Green Acres during the winter months and periodically during the warmer weather when the Rink is not in use. The retractable overhead doors would also be needed to comply with any NJDEP Flood Hazard Area permit requirements.

For the most part, outdoor and open air rinks in the northeast United States typically open in October and cease operations in early April at best. As temperatures increase, condensation becomes a problem and if not addressed properly through an HVAC system, both ice fogging and poor ice condition can occur.

An HVAC system must have a dehumidification system that has adequate capacity to address ice fogging.

In order to address issues arising from enclosing the Rink, the following must be included in any technical analysis:

1.Wall insulation must be sufficient to allow an HVAC to adequately function

2. The refrigeration plant must be efficient and sufficient for warm weather use in an enclosed environment (initial review indicates that it is sufficient)

3. Mechanical ventilation will be needed

4. The HVAC system must be efficient including heat recovery

5. A de-humidification system must be sufficient to address ice fogging

6. Lighting must provide for safe hockey play but not excessive for temperature control

7. Acoustics and noise attenuation must be accounted for in an enclosed rink

All of the above must be addressed during the design phase. In an effort to economize, the existing corrugated steel panels were initially evaluated to reduce the quantity of a new curtain wall. This plan, shown as Alternative B, proved impractical because of the insufficient R value of the corrugated steel panels.

Alternative A, shown on the next page, is likely the only viable method of achieving sufficient insulation values to limit air leakage. Limiting air leakage in warm weather would allow an HVAC system to provide sufficient cooling to maintain the ice. The air handling system would be required to maintain air temperature in the arena to 60 degrees with a dew point of 32 degrees (the National Hockey League standard). The spectator stands would be warmed by radiant heat as they currently do.

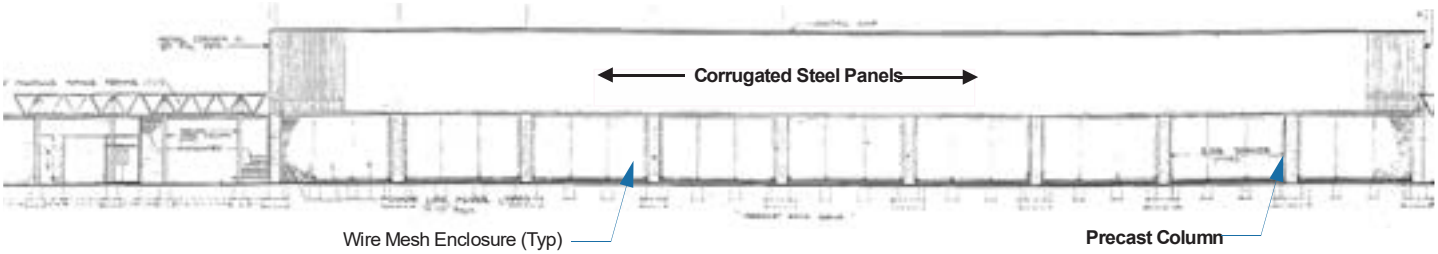
The north and south elevations could be permanent walls without retractable openings and designed with an appropriate insulation value. A chiller and de-humidifier could be located outside the south wall with ductwork through the wall with supply and return air strategically located.

The upper drawing on the following page shows the original ice rink west elevation with corrugated steel panels above an open fenced wall in lower portion.

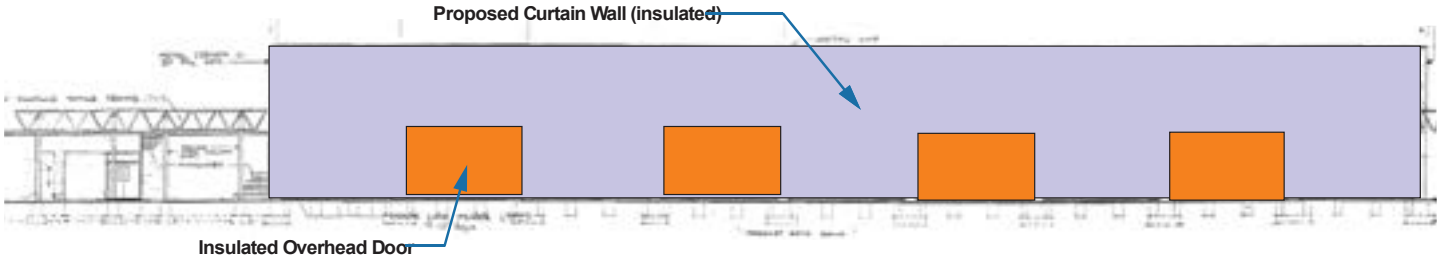
Alternative A shows an entirely new curtain wall with four overhead doors that can be opened to allow flood waters to enter unimpeded. This configuration is a cost efficient alternative in achieving adequate insulation to support an HVAC system with proper de-humidification.

Alternative B was first evaluated to determine whether the existing corrugated panels could be utilized for enclosing the rink.

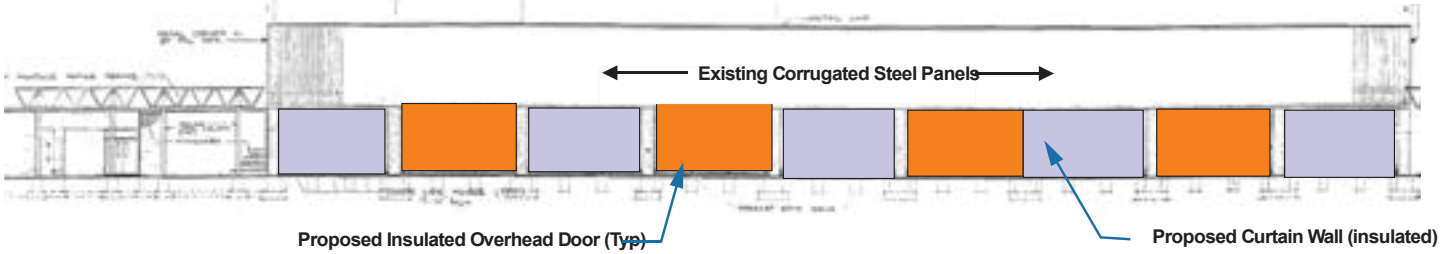
A final design determination will be made during the design phase if approvals from Green Acres, the National Park Service and NJDEP Land Use Division can be obtained.



West Elevation
(existing conditions)



West Elevation
(Alternative A)



West Elevation
(Alternative B)

5.3 ADDITIONAL CONSIDERATIONS

The existing rink configuration is shown on the following page with the spaces and respective square footage identified.

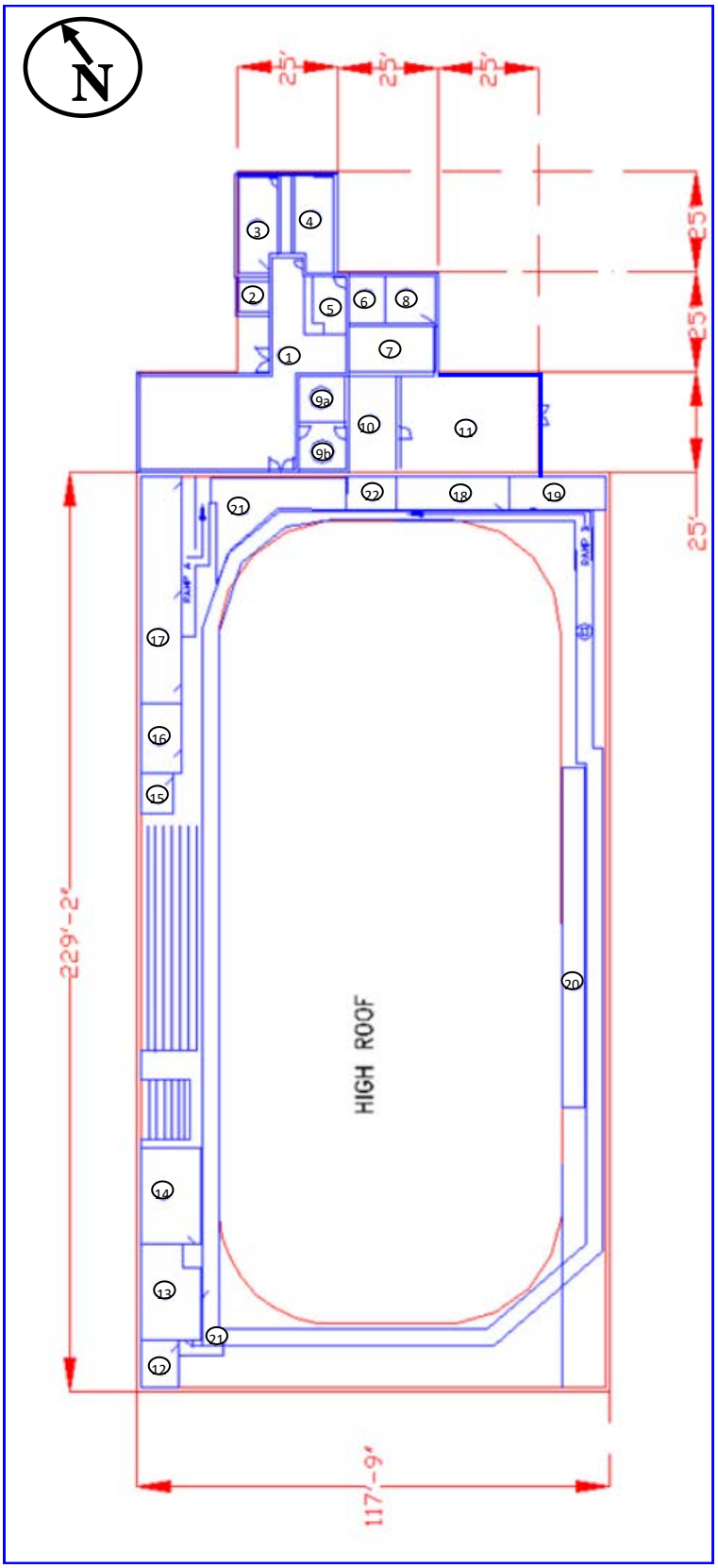
If the enclosure of the rink was implemented, the existing changing rooms should also be demolished and four new code compliant rooms should be constructed.

In addition, if a community center was located in Mackay Park, the final design would likely demolish the one story addition shown as spaces 1 though 11 in the adjoining drawing and reconstruct the spaces and integrate them into the new community center.

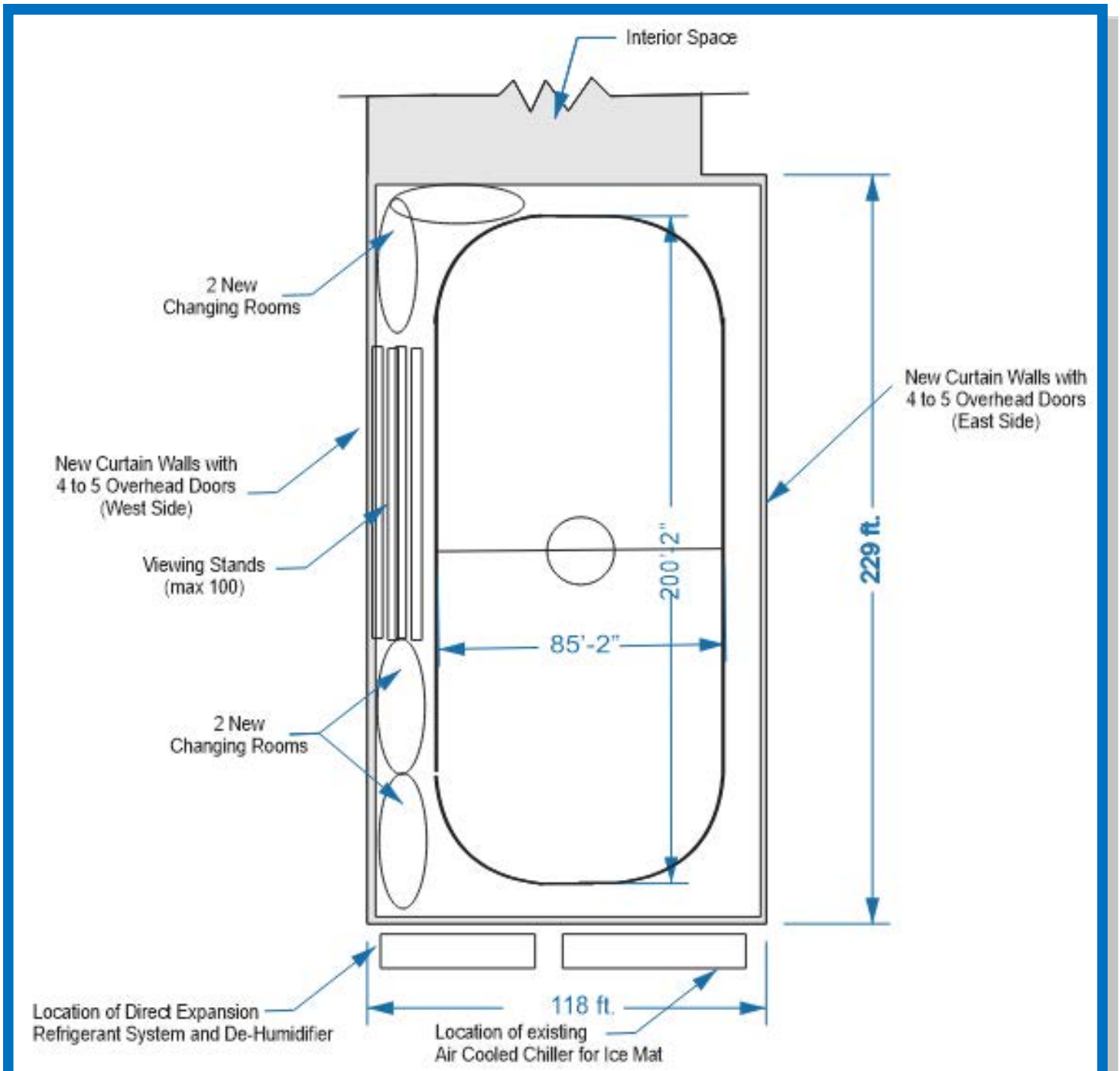
Currently Space No. 11 as well as the cooling tower located outside Space No. 11 is not used except for the electrical cabinet and that space could be reclaimed for general use.

The proposed location of the new changing rooms as well as the enclosure and HVAC equipment are shown on the following page.

ID Number	Use	Area (s.f.)
1	General Area	1,390
2	Office	60
3	Men's Bathroom	240
4	Women's Bathroom	240
5	Snack Bar	150
6	Food Prepare Room	110
7	Misc. Area	300
8	Misc. Area	140
9a	Office	135
9b	Skate Room	135
10	Zamboni Room	-
11	Mechanical Room	-
12	Changing Room	110
13	Changing Room	330
14	Changing Room	360
15	Office	80
16	Changing Room	175
17	Changing Room	565
18	Changing Room	240
19	Changing Room	200
20	Player's Boxes	450
21	Entire Perimeter Area	2,800
22	Zamboni Exit	100



The plan and existing space utilization in the rink with the approximate square footage of each use.



Partial Plan of Ice Arena
(Proposed Improvements)

Section 6: POOL ENCLOSURE

6.1 OVERVIEW

The current pool is in need of extensive rehabilitation and it is the only pool serving Englewood residents at this time. The City is considering the replacement of the pool complex and the construction of a competitive 25 meter pool with a retractable enclosure for year-round swimming during the 9 months that the outdoor municipal pool is not in service.

It is noted that the Englewood school system currently does not have a swim team and it is anticipated that the construction of a year-round pool would support such a team as well as offering Englewood residents and seniors an important physical activity during the winter months.

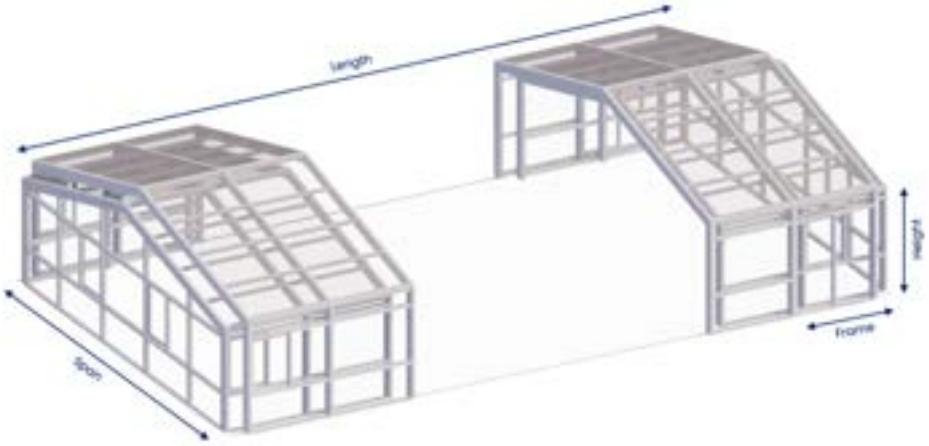
As described elsewhere in this report, Mackay Park is subject to the restrictions from Green Acres and a permanent pool enclosure is not generally permitted. Either Green Acres would need to approve such an enclosure or a land diversion application would be required. In addition, a stream encroachment permit would be required because the pool is located in a flood hazard area. A retractable enclosure would possibly meet both Green Acres and Flood Hazard regulations but this type of permit application is somewhat unique and therefore the outcome cannot be predicted.

There are only a few vendors that can manufacture and install a retractable pool enclosure that would enclose a 25 meter, 6-lane pool and that may impact cost.

6.2 DESIGN

In order to utilize an enclosed pool during the colder months in this part of the country, a locker/changing room and an enclosed connection to the pool area would be required. It may be possible to integrate a locker/changing room and a connecting passageway into the design, but it is impossible at this time to make a determination of the viability of obtaining an NJDEP permit for such a structure.

MLK Jr. Pool, Charleston, South Carolina
Pool Enclosure is 122 ft. by 187 ft.
Photo: DynaDome Website
(DynaDome is located in Crown Point, IN)



Pool Enclosure:
Open: drawing left
Closed: drawing below
Drawing: DynaDome Website

Section 7: COST ESTIMATES

7.1 OVERVIEW

The cost estimates provided are order of magnitude estimates based on many assumptions. The estimates are for planning purposes only and as the design phase progresses, it is expected that more detailed estimates will be generated that reflect the actual design rather than the schematics that are presented in this report.

Nonetheless, in order for the City Council to make difficult decisions in relation to the three projects presented in this report, the Council requires general information regarding the estimated cost of each of the projects.

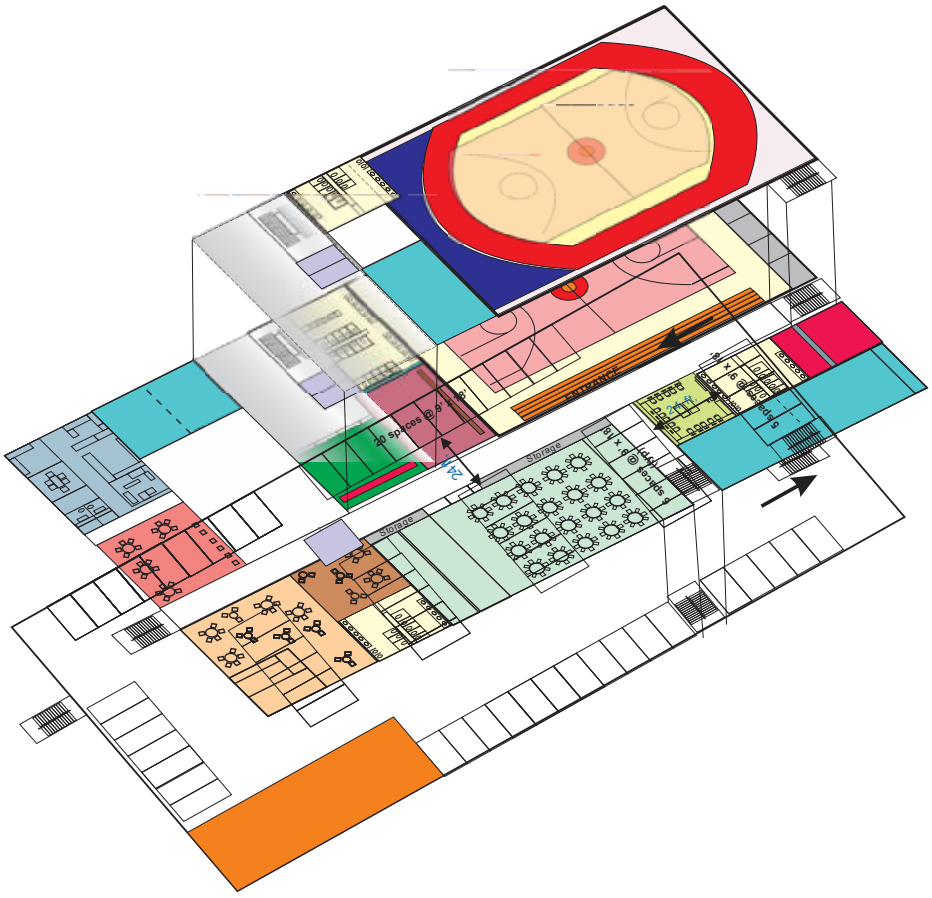
The cost estimates for the projects are presented in the following sections of the report.

7.2 COST ESTIMATE FOR A COMMUNITY CENTER

An estimate for Center in Englewood is based on a number of critical assumptions. First and foremost is the location of the Center. For purposes of this report, it is assumed that the Center will be located in Mackay Park although the cost estimate should be reasonable for the same configuration to be constructed on the Liberty School property.

A critical basis for the cost estimate is the specific functions and spaces that a center would hold which is the reason for the detailed assessment in Section 4 of this report. Section 4 allows the Council and future design professionals to add or subtract spaces or change the nature of the spaces as described in Section 4. The modifications will directly alter the cost estimate. For example, if the Council wishes to decrease the cost of a center, the upper floor that contains the track and a multi-purpose room can be eliminated resulting in a considerable change to the estimate.

The majority of the existing centers in New Jersey were constructed many years ago. The cost of these centers has little resemblance to current construction costs. A review of these centers is valuable in determining space utilization, priorities and maintenance and operations cost but offers little insight into current costs.



Schematic Plan developed for a Community Center utilized to generate the Construction Cost Estimate

To complicate things even more, construction costs in general are in flux because of the political climate that we are experiencing. Fortunately, two centers in New Jersey have recently been planned and they provide us with actual construction contract costs. Those centers are in Sea Isle City and Pennsauken, both in southern New Jersey. Utilizing the unit prices for those centers and upgrading them for both the anticipated time frame and the

location near New York City, it is possible to generate an order of magnitude estimate for an Englewood Center.

The details of the construction cost are shown in the cost estimate and the total amounts to approximately $27,000,000. The project in Mackay Park would require a Land Diversion Application for Green Acres as well as a Stream Encroachment Permit from NJDEP and would also delay the project for at least one year. The cost of the entire project, if constructed in Mackay Park would be increased by as much as $500,000 for plans, permit application costs and inflation from that shown below.

DESCRIPTION	AMOUNT
FOUNDATION AND AT GRADE	$ 5,500,000.00
STRUCTURAL STEEL	$ 2,000,000.00
MISC STEEL AND STAIRS	$ 1,000,000.00
ARCH WOODWORK	$ 650,000.00
WATERPROOFING	$ 1,000,000.00
ROOFING WATERPROOFING	$ 1,200,000.00
DOORS GRILLES EXTERIOR FRAMING	$ 2,500,000.00
INTERIOR FRAMING	$ 2,500,000.00
FLOORING, WALL COVERING	$ 2,000,000.00
ELEVATORS	$ 300,000.00
WHEELCHAIR LIFT	$ 40,000.00
FIRE SUPPRESSION	$ 400,000.00
HVAC AND PLUMBING	$ 4,000,000.00
ELECTRICAL AND LIGHTING	$ 2,000,000.00
LIGHTNING PROTECTION	$ 30,000.00
TELE/DATA	$ 60,000.00
CONTINGENCY (8%)	$ 2,014,400.00
TOTAL CONSTRUCTION COST	$ 27,194,400.00
SAY	**$ 27,000,000.00**

CONSTRUCTION COST ONLY
(Based on unit costs of Sea Isle City center and approximately a 40,000 s.f. center

DESCRIPTION	AMOUNT
SITE SURVEY	$ 60,000.00
ARCHITECTURAL AND ENGINEERING DESIGN	$ 1,647,000.00
CONSTRUCTION MANAGEMENT AND INSPECTIONS	$ 823,500.00
CONTINGENCY - PROFESSIONAL SERVICES (10%)	$ 247,050.00
DEMOLITION COST	$ 450,000.00
TOTAL CONSTRUCTION COST	$ 27,000,000.00
TOTAL COST	$ 30,227,550.00
SAY	**$ 30,000,000.00**

TOTAL COST OF A COMMUNITY CENTER

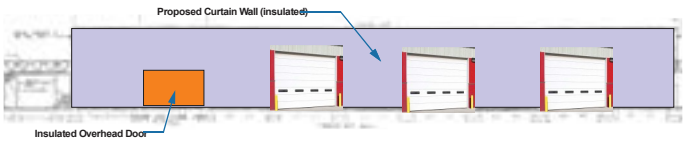
7.3 COST ESTIMATE FOR ICE RINK ENCLOSURE

The Ice Rink is currently open air on all sides with a roof system above. The Rink can only be utilized five to six months each year because of the heat load during the warmer months of the year. With demand for the use of the Rink exceeding the capacity, the City of Englewood is exploring the possibility of utilizing the Rink year round which requires the construction of an enclosure with a curtain wall system and 4 to 5 overhead doors on the east and west sides of the building. The overhead doors will provide open air access as required by Green Acres during the winter months and periodically during the warmer weather when the Rink is not in use.

Once enclosed, the rink will need a Chiller/Air Handler system for the HVAC along with dehumidification which is necessary during warmer weather to prevent ice fogging.

The estimate does not include the cost of a Stream Encroachment Permit which would likely be required by NJDEP because it is not possible to assess NJDEP's response to this proposal.

The changing rooms in the Rink do not conform to current code requirements and if the enclosure is constructed, the changing rooms may be required to be constructed to code. The cost of demolition and construction of four new code compliant changing rooms could approach $1,000.000 in addition to the cost shown below for the enclosure.



DESCRIPTION	AMOUNT
Electrical	$ 55,000.00
Masonry Back Wall	$ 124,000.00
Permanent Front Curtain Wall	$ 46,000.00
Curtain Walls at each side	$ 450,000.00
Insulated Shutters -10 each	$ 300,000.00
HVAC Unit - Cooling/Ventilation	$ 600,000.00
Demolition-Corrugated Metal Walls	$ 150,000.00
Contingency - 10%	$ 172,500.00
Design and Construction Professionals	$ 123,337.50
Total	**$ 2,020,837.50**

Cost Estimate for Enclosing the Ice Rink with Retractable Shutters and Installing an HVAC System with Dehumidification

7.4 COST ESTIMATE FOR POOL ENCLOSURE

The construction of a new 25 meter competitive pool with a retractable enclosure is as costly as the construction of an indoor pool. If used in the colder months, the enclosed pool would also require changing/locker rooms at ground level with bathroom facilities as well as an enclosed walkway from the locker rooms to the pool.

The estimate below does not include the locker rooms and walkway. The estimate also does not include the cost of a Stream Encroachment Permit that would be likely be required.

It should be noted that costs for the enclosure itself vary widely from vendor to vendor and the cost shown should be used for planning purposes only.

Description	Amount
Electric Service	$ 85,000.00
25m Pool Construction (25m x 6 lanes)	$ 900,000.00
Foundation for enclosure	$ 80,000.00
Lighting	$ 75,000.00
HVAC Unit (w/o dehumidification)	$ 120,000.00
Enclosure	$ 1,400,000.00
Contingency - 8%	$ 212,800.00
Design and Construction Management	$ 172,368.00
Total	**$ 3,045,168.00**

Cost of a 25 Meter Pool with a Retractable Enclosure

7.5 COST SUMMARY FOR THE PROJECTS

A Summary of costs for the three projects is shown below.

DESCRIPTION	AMOUNT
COMMUNITY CENTER CONSTRUCTION	$ 30,000,000.00
ICE RINK ENCLOSURE	$ 2,000,000.00
NEW CHANGING ROOMS IN THE RINK	$ 1,000,000.00
NEW POOL WITH ENCLOSURE	$ 3,000,000.00
LOCKER ROOMS AND WALKWAY ENCLOSURE	$ 1,000,000.00
TOTAL COST	**$ 37,000,000.00**

Section 8: FUNDING SOURCES

It is likely that a stand-alone community center in Englewood will be the largest single capital investment that Englewood has ever made with the exception of school construction. An investment of this sort would ideally be financed from a combination of sources including federal, state and private grants in combination with municipal bonding. According to Englewood's Annual Debt Statement submitted to the State of New Jersey in December, 2024, Englewood's Equalized Valuation is $6.3 billion. The latest valuation is over $6.7 billion and steadily rising (the Equalized Valuation is an average of 2021, 2022 and 2023). Englewood's total indebtedness is approximately $100 million which results in a debt ratio (debt divided by valuation) of 1.59%. While well within the legal limits of municipal debt in New Jersey, it is very important to find as much outside and/or alternative funding as possible to offset the burden of debt service for this extraordinary investment.

In the past, Englewood has obtained outside funding for very large investments. In prior years, federal funding has contributed to some very important projects. Funded projects included the channelization of Overpeck Creek, the construction of the public safety complex, the ice skating rink and pool, sanitary sewer construction to prevent inflow and infiltration as well as other projects. Unfortunately federal funding at this time is in a state of flux, however; working with our congressional representatives, it is important to determine whether federal funds for community centers are available or may become available.

The information in this report can be re-crafted to be used in grant applications. Given the level of investment that a community center requires, it may be advisable to engage a development officer for this project alone.

Federal Grants: The Community Development Block Grant (CDBG) Program administered by the Housing and Urban Development (HUD) agency may be a source of funding particularly with regard to youth activities in financially challenged locations.

At this point in time, it is impossible to assess the impact of the current administration on Block Grants however; working through Englewood's congressional delegation is advisable.

The State of New Jersey through the Department of Community Affairs administers "Local Recreation Improvement Grants" and working with State representatives would assist Englewood in the identification and preparation of grant applications.

Private foundations offer grants but these tend to be extremely competitive and a Development Officer would be helpful in identifying possible grant opportunities. Grant databases do exist in this task.

Corporate sponsorships and private funding requests require direct contact with those corporations and individuals that are prepared to make contributions. Sports franchises may also be interested, specifically in the rink enclosure (The New Jersey Devils) and the community center (the NBA and/or the WNBA). Naming rights may also assist in finding funding sources.

The key to any funding is the crafting of a compelling and targeted applications including a narrative that is directed at the funding source.

Bonding Limitations

New jersey State Law limits the amount of municipal indebtedness in the following statute:

"40A:2-6. Debt limitation

No bond ordinance shall be finally adopted if it appears from the supplemental debt statement required by this chapter that the percentage of net debt as stated therein pursuant to 40A:2-42 exceeds 2.00%, in the case of a county, or 3 1/2%, in the case of a municipality."

Englewood's debt ratio is approximately 1.6% of its equalized valuation therefore bonding is legally possible. It must be noted that the surrounding communities all have debt ratios well below 2% and any bonding of this amount should be done in consultation with the City's financial experts

An Alternative Funding Source

Englewood has the ability to utilize the New Jersey PILOT (Payment In Lieu of Taxes) program for redevelopment projects. If the City redeveloped City-owned property the purchase amount for the property could be used to offset any construction costs for a center.

In addition, the taxes generated by such a project could be dedicated for the operating costs of a center. The operating costs of a full service center such as Teaneck or Fair Lawn are approximately $500,000 with a revenue offset depending on the fee structure (typically for special programs) and the rental strategies (depending on available spaces).

If a center were to be constructed on the Liberty School property, commercial development could also be constructed on the site. A mixed income residential development could provide funding for a center and also be developed with considerable numbers of affordable housing units thus addressing some of Englewood's obligations. The location within walking distance to a supermarket, downtown shops and public transportation make it ideal for affordable housing.

Any commercial development on the Liberty School would require that the existing building on the property be demolished.

Other Englewood property could also be utilized in this manner to offset some of the cost of issuing bonds. Such an approach would not only provide funds for construction but also would increase the equalized valuation for the City and favorably impact the debt ratio.

FILED 2/5/2025

State of New Jersey
Department of Community Affairs
Annual Debt Statement

Official Englewood City - 2024 Date Prepared: 2/5/2025

Budget Year Ending: December 31 (Month D-D) 2024 (Year)

Name: Michael Kaufmann Phone:
Title: Email: mkaufmann@cityofenglewood.org
Address: 2-10 N. Van Brunt Street, Englewood, NJ 07631 CFO Cert #: N-1564

Michael Kaufmann, being duly sworn, deposes and says: Deponent is the Chief Financial Officer of Englewood City - County of Bergen here and in the statement hereinafter mentioned called the local unit. This Annual Debt Statement is a true statement of the debt condition of the local unit as of the date therein stated above and is computed as provided by the Local Bond Law of New Jersey.

	Gross Debt	Deduction	Net Debt
Total Bonds and Notes for Local School Purposes	$0.00	$0.00	$0.00
Total Bonds and Notes for Regional School Purposes	$	$	$0.00
Total Bonds and Notes for all Utilities	$	$	$0.00
Municipal/County General Obligations	$102,844,356.00	$2,153,915.67	$100,690,440.33
Total	$102,844,356.00	$2,153,915.67	$100,690,440.33

Equalized valuation basis (the average of the equalized valuations of real estate, including improvements and the assessed valuation of class II railroad property of the local unit for the last 3 preceding years).

	Year		
(1)	2021	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$5,950,371,563.00
(2)	2022	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$6,347,412,836.00
(3)	2023	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$6,718,299,189.00
		Equalized Valuation Basis - Average of (1), (2) and (3)	$6,332,027,856.00
		Net Debt expressed as a percentage of such equalized valuation basis is: %	1.590%

Englewood's 2025 Annual Debt Statement

Section 9: NEXT STEPS

9.1 COMMUNITY CENTER

There are two (possibly three) locations for a community center. While Mackay Park provides an excellent location for a center, there are serious and possibly insurmountable obstacles to this location.

The primary obstacle is that the area is in a flood hazard area and the corresponding necessity of a Stream Encroachment Permit from NJDEP. While it appears that the requirements for a permit can possibly be met, NJDEP has broad discretion in these matters and it is not clear whether a permit is within reach.

The first step however would be to engage professionals to interact with NJDEP and determine on a preliminary basis whether a permit application would have a positive outcome. If so, the following steps would then be advisable:

1. Engage an engineering firm to prepare a Land Diversion application as required by Green Acres.
2. Engage an Architect to interact with stakeholders in the preparation of plans for a community center.
3. Consider the hiring of a development officer to raise private funding (with naming rights) for a center.

If a Stream Encroachment Permit is unlikely to be approved by NJDEP, the Council should consider the Liberty School property as a possible location for a center.

9.2 WRIGHT ARENA RETRACTABLE ENCLOSURE

There are three main obstacles to enclosing Wright Arena. The first is Green Acres approval to enclose the rink with retractable enclosures. The second is NJDEP's jurisdiction and approval for the enclosure because the Rink is in the Flood Hazard Area. It should be noted, that NJDEP's flood mapping is under review and will be revised which means the flood elevations in the area of the Rink will be considerably increased. The third impediment is the feasibility of retrofitting the Rink with curtain walls and overhead doors and the corresponding capacity of an HVAC system and dehumidification levels with the current insulation value of the roofing system. While It is likely that the first and third issues can be resolved in Englewood's favor, it is difficult to anticipate NJDEP's approval without submitting a formal application to them.

To develop an ice rink with an expanded schedule of operations, the following steps are recommended:

1. Apply to Green Acres to retrofit new curtain walls surrounding the rink with overhead shutters that can be lifted for open air skating and closed during warmer weather to create sound ice during the spring and fall.
2. Engage an engineering firm to seek permits (if required) from the New Jersey Department of Environmental Protection (NJDEP) for the installation of curtain walls with open shutters. At this time, the permit requirements, if any, are not known. The proposed improvements can be designed such that the overhead doors when opened will not create any downstream impact if managed correctly and NJDEP has considerable discretion in this matter.

3. The following can be implemented if Green Acres and the Land Use Division of NJDEP approves the enclosure of the Rink.

    a. Engage a mechanical engineering firm to analyze the feasibility of enclosing the Rink with regard to a cooling HVAC and de-humidification system and determine the necessary insulation values for the curtain wall system. In addition, the firm should assess alternative energy sources (either solar or geothermal) available to reduce future energy costs.
    b. Engage a structural engineer to design curtain walls and overhead doors in conjunction with a new HVAC system (with dehumidification). The curtain walls must be appropriately insulated for the HVAC system to operate sufficiently.
    c. The demolition of the existing changing rooms and the design and construction of changing rooms that meet current construction code requirements.

9.3 NEW POOL WITH ENCLOSURE

A new pool with a retractable enclosure comes with a high cost approaching, if not exceeding, an indoor pool. It also necessitates amenities such as indoor locker facilities with an enclosed walkway to permit swimmers to travel from the locker rooms to the pool.

A Stream Encroachment Permit would likely be required for both the retractable enclosure and any indoor locker/changing room facilities.

9.4 DESIGN-BUILD

Municipalities in New Jersey engaging contractors have typically awarded contracts to the contractor submitting the lowest cost through a competitive bidding process governed by New Jersey Public Contracts Law. Historically, this process, which was created to ensure fairness in awarding public contracts, also created problems. Public contracts can be time-consuming, cumbersome and the lowest bidder is often not the most qualified. Litigation is common and it is difficult under the law to eliminate poorly performing contractors from the bidding process.

In 2021, the New Jersey legislature passed the "Design-Build Construction Services Procurement Act" in an attempt to make public works construction projects more efficient and less costly. Metrics from other States and from the State government agencies which have been utilizing design-build, indicated that using a design-build model decreased change orders and overall construction costs and decreased the project delivery time considerably.

So, what is the design-build model? The statutory authority to use design-build for construction contracts has been part of New Jersey law for over a decade although it was rarely used and poorly understood. The 2021 Statute greatly expands access to this process. The process is broadly outlined below:

1. The municipality develops detailed performance criteria sufficient for a design-build team to deliver the project while meeting the expectations of the governing body. In creating the performance criteria, the municipality must engage the necessary and appropriate professionals.
2. A team of professionals and town representatives develops a rating system for selecting a design-build team. The evaluation process and criteria are included in the Act.
3. The municipality solicits proposals from qualified design-build teams and the municipal team evaluates each proposal. The proposals includes the qualifications of the design and construction team as well as historical project information and other pertinent information.
4. Contract award is made to the design-build team with the highest evaluation based on the developed criteria. The "evaluation factors for technical proposals may include… experience, design concepts, management approach, diversity, proposed technical solutions, plans for quality assurance and control, and the design-builder's understanding of means and methods to complete the project on time and within budget." (quoted directly from NJAC 5:34-10).

The Act requires participation in the process by the City Attorney (or an Attorney engaged by the City) as well as Project Management professionals and others throughout the process. Both the design team members and the construction team members must be fully qualified and are evaluated thoroughly prior to contract award.

The Statute provides an interesting alternative to the typical bid process and may be considered by the governing body. Although several school districts utilized this model, the only community center using this model is Pennsauken's center. Pennsauken has produced drawings and issued and received responses to a request for qualifications (RFQ) and a request for proposals (RFP) and the municipality has selected a contractor/architect team to construct their center. They are currently in the beginning stages of reviewing design submittals from the selected Design-Build team.