



Hearings start on 185-unit apartment complex in Englewood

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BY STEPHANIE NODA

STAFF WRITER | NORTHERN VALLEY SUBURBANITE



IMAGE COURTESY OF MARCHETTO HIGGINS STIEVE

Architects are using different facades to create diversity in the design of a 185-unit apartment complex that plans to replace Lincoln School and the William Street Firehouse. On left, is the view from William Street.

ENGLEWOOD - The construction of a 185-unit apartment complex in the downtown is one step closer to fruition now that an application is before the Englewood Planning Board for approval.

Livingston-based Englewood Builders Urban Renewal Company LLC came before the Planning Board on Oct. 2 seeking site plan approval for the project, which will replace the Lincoln School and the Williams Street Firehouse. The hearings are set to continue in November.

Dean Marchetto, an architect from Hoboken-based Marchetto Higgins Stieve, discussed the design of the five-story, 107,401 square-foot complex in-depth during his testimony before the Planning Board. The complex will host 83 one-bedroom apartments, 102 two-bedroom apartments and 333 parking spaces.

The apartment complex will have a maximum height of five stories, but portions of the building will have areas that are two and four stories, said Marchetto. A "rather large" setback was designed for the fifth floor that faces Englewood Avenue side of the building to make the building look four stories, said Marchetto.

In a downtown redevelopment overlay zone approved in July, the maximum building height was set at five stories, or 60 feet, when the building is 35-feet away from the Englewood Avenue property line. The side of the complex that faces Englewood Avenue will not exceed four stories, or 46 feet.

City Manager Tim Dacey said in July the Englewood Avenue provision was added so the redevelopment project does not look like Towne Centre, a nearby luxury apartment complex that stands 60 feet with no setback on Englewood Avenue.

The complex's ground floor will house a parking garage with 234 spaces, while its second floor will house 99 spaces, said Marchetto. People walking beside the apartment complex will not see the cars, since the area is enclosed with tinted glass, said Marchetto.

"When you look at the building, it looks like it goes from roof to sidewalk uninterrupted," said Marchetto. "The design of the windows in the garage is supposed to mimic the window of the upper structure, so you have continuity of design. You have a building that doesn't look like it's sitting on top of a garage podium."

On the third floor, the complex will house a number of outdoor amenities, including a roof terrace, pool and fire pit. Indoor amenities, including a fitness center, residents lounge and clubroom, will open up into the third floor's courtyard, said Marchetto.

One of the goals developers had when designing the build-ing was to include different facades throughout the complex to "break down the scale of building," which runs 400 feet on the William Street side. There are recesses in the design that "break the building into three components" on the Williams Street side, something requested by city officials in redevelopment ordinance "to create diversity and scale," said Marchetto.

"Instead of feeling one long 400 foot building, it's broken up into smaller pieces," said Marchetto.

If the project is approved, work will not begin on the project until a new firehouse is built. City officials hope to finish construction of the new firehouse, which will be located on South Van Brunt Street between the Englewood Police Department and Ambulance Corps buildings, in September 2015.

Email: noda@northjersey.com