

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday, February 20, 2025 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Attorney: Michael Kates, Esq.

Advisors: John Szabo., PP, AICP

Certified Court Reporters: Laura Carucci, CCR, RPR

IT Consultant, Zoom meeting moderator: Asher Forst

Board Secretary: Oksana Leonovich

Call to Order

Chairman Maron called the meeting to order at 8:05 p.m.

Statement of Compliance with Open Public Meetings Act

Chairman Maron confirmed that the meeting was in compliance with the Open Public Meetings Act.

Roll Call

Ms. Leonovich conducted the roll call:

Member	Present	Absent
Chairman David Maron	✓	
Vice Chairman Uri Moche	✓	
Juanita Harris		✓
Kenneth Senkyire	✓	
Dr. Thom Kelly	✓	
Mateo Duque	✓	
Howard Shafer	✓	
Dr. Margaret Haynes	✓	
Vanessa Beatriz Marquez		✓
Theresa Thomas		✓
Dr. Suzanne Mullings		✓

Other New Business

Mr. Kates administered Oath of Office to member Margaret Haynes to serve as Alternate Member 1 with term expiring on 12/31/2026

New Hearing

File ZBA-25-002, Englewood Hospital and Medical Center, 350 Engle St, Block 802, Lot 1.01

The applicant is requesting C(2) variance to permit a construction of six (6) feet high fence and a guardian booth, as well as to install a 1,500 kW generator. Relief is sought for maximum fence height, maximum size of emergency generator, location of generator, and proscription of accessory structures in front yard.

Attorney: Brian Chewcaskie, Esq.

Senior Director of Facilities and Construction of Englewood Hospital: Harry Hahn

Engineer: Trevor Curtis, PE

Mr. Chewcaskie made his opening statement.

Mr. Hahn presented his testimony.

Mr. Hahn answered a question raised by Mr. Maron concerning the location and function of the gate.

The meeting was opened to public for questions. No one came forward.

The public portion of the meeting for questions was then closed.

Mr. Curtis presented his testimony. Civil plan set dated 08/28/24, with last revision date of 02/14/25 was submitted as evidence. Marked was the following:

A-1 Sheet C-03 Colorized

Mr. Curtis and Mr. Hahn answered questions raised by several Board Members and Mr. Kates

The meeting was opened to public for questions. No one came forward.

The public portion of the meeting for questions was then closed.

Mr. Chewcaskie confirmed with Mr. Curtis that he will conform to recommendations by City Engineer Franz Volcy stated in the report of 02-17-25.

Questions raised by Mr. Szabo's report of 02/18/25 were answered. The booth will have electric and heat for the guard, and the generator will comply with State noise regulations. Mr. Szabo concurred that the issues he had pointed out in his report were addressed by the testimony and made final comments.

The meeting was opened to public for questions. No one came forward.

The public portion of the meeting for questions was then closed.

The meeting was opened to public for comments. No one came forward.

The public portion of the meeting for comments was then closed.

Motion to approve: Mr. Duque, Second: Dr. Haynes

Approved by a vote of 7 yes (Moche, Senkyire, Duque, Kelly, Shafer, Haynes, Maron) 0 no

Adoption of Memorialization Resolution

File 24-001924, AM/PM Walk-in Urgent Care Clinic LLC, 16 Depot Sq, Block 1206, Lot 4

Motion to approve: Mr. Shafer Second: Mr. Moche

Approved by a vote of 6 yes (Moche, Senkyire, Duque, Kelly, Shafer, Maron) 0 no

Motion to adjourn the meeting: Dr. Haynes, Second: Mr. Moche

Without objections Chairman Maron adjourned the meeting at 9:05 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary