

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Monday February 27, 2023 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Members present: Chairman Adam Brown, Vice Chairman David Maron, Angelina Rivera, Dr. Thom Kelly, Mateo Duque Uri Moche, and Theresa Thomas

Members absent: Kenneth Senkyire, Ayala Geva, Juanita Harris and Marc McDonald

Attorney Present: Michael Kates, Esq. and Elizabeth Andes Esq.

Advisors Present: Frantz Volcy P.E., John Szabo, Jr., PP, AICP

Certified Court Reporter: Laura Carucci, CCR, RPR

Meeting called to order at 8:05 p.m.

Roll call, reading of open public meeting statement

New application

File 2022-17 Our Home Adult Daycare 1 LLC, 535 Grand Ave., Englewood NJ 07631 Block 3007, Lot 56

D (1) variance is requested to permit the use of an existing structure as an Adult Day Care Center in a service business district. Site plan approval is requested due to change in occupancy that requires the altering, increasing or decreasing, or any other change to parking facilities or vehicular storage or other exterior storage areas

Mr. Capizzi, the attorney for the applicant requested to adjourn the application to March 16, 2023. The request was granted, re-notice is not required.

New application

File 2022-21 Esther Choake, 245 Hutchinson Rd., Englewood NJ 07631, Block 3301, Lot 16

C(1) and C(2) variances are requested to permit the construction of an in-ground pool inside a 1,664 square foot proposed addition, as well as construction of wooden deck, and pool mechanical room. Relief sought for building and impervious coverage.

Mark Sokolich, the attorney representing the applicant requested to adjourn the application to March 16, 2023. The request was granted, re-notice is not required.

Continued application

File 2022-19, 93 Tracey Place LLC, 93 Tracey Pl., Englewood NJ 07631, Block 2701, Lot 5

The Applicant is requesting C(1) and D(5) variances to permit the construction of a 4 unit multifamily townhouse project. Relief sought for multiple bulk and parking requirements, as well as density requirements.

Gregg Paster, attorney representing the applicant addressed the Board and gave the summary of the application.

Perry Frenzel, the engineer for the applicant gave his testimony. Site plan dated 3/9/22, with last revision date of 2/8/23, seepage pit design, with last revision date 2/8/23 were submitted as evidence.

Marked were the following:

A-1 Site Plan/Soil Erosion & Sediment Control Plan, last revised on 2/8/23

Mr. Frenzel answered questions raised by Board members and professionals.

The meeting was opened to the public for questions. The following persons came forward:

Charles L. Baldanza, RA,PE,PP representing George and Barbara Blumenthal of 79 Tracey Pl. and
the Boudrot Family of 81-83 Tracey Pl., Englewood NJ 07631

Diane Jansen, 589 Ridgeland Terrace, Englewood NJ 07631

John Boudrot, 81 Tracey Pl., Englewood NJ 07631

Reena Forst, 146 Van Nostrand Ave., Englewood NJ 07631

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

Mr. Frenzel answered questions raised by Mr. Paster.

Mr. Paster answered questions raised by Mr. Brown and Mr. Kates

The meeting was once again opened to the public for questions. The following persons came forward:

Charles L. Baldanza, RA,PE,PP representing George and Barbara Blumenthal of 79 Tracey Pl. and
the Boudrot Family of 81-83 Tracey Pl., Englewood NJ 07631

John Boudrot, 81 Tracey Pl., Englewood NJ 07631

Diane Jansen, 589 Ridgeland Terrace, Englewood NJ 07631

Mark Virgona, the architect for the applicant was called to give his testimony. Marked was the following:

A-2 Architectural drawing: A-1.1 Rendering of Alternate Design and A-2.1 Alternate Elevations, 01-05-23

Mr. Virgona answered questions raised by Mr. Maron.

Mr. Kates and Mr. Szabo made comments.

The meeting was opened to the public for questions. The following persons came forward:

Charles L. Baldanza, RA,PE,PP representing George and Barbara Blumenthal of 79 Tracey Pl. and
the Boudrot Family of 81-83 Tracey Pl., Englewood NJ 07631

John Boudrot, 81 Tracey Pl., Englewood NJ 07631

Reena Forst, 146 Van Nostrand Ave., Englewood NJ 07631

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

David Spatz, the planner for the applicant was called to give his testimony. Marked was the following:

A-3 Photo exhibit consisting of 4 photographs

Mr. Szabo questioned the witness.

The meeting was opened to the public for questions. The following persons came forward:

Charles L. Baldanza, RA,PE,PP representing George and Barbara Blumenthal of 79 Tracey Pl. and
the Boudrot Family of 81-83 Tracey Pl., Englewood NJ 07631

A decision was made to carry the case to the 03/27/23 meeting with no re-notice required.

Mr. Paster requested to adjourn the Landmark Development Group LLC, 173-183 W Forest Ave. application to 04/20/23.

The request was granted. Notice is required.

Motion to adjourn the meeting: Ms. Rivera, Second: Mr. Duque, All agreed.

Chairman Brown adjourned the meeting at 11:30 pm.

Respectfully submitted,

Oksana Leonovich

Board Secretary