

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday March 16, 2023 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Members present: Chairman Adam Brown, Vice Chairman David Maron, Dr. Thom Kelly, Mateo Duque
Kenneth Senkyire, and Juanita Harris. Angelina Rivera arrived at 8:30 pm.

Members absent: Uri Moche, Ayala Geva, Theresa Thomas 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: Donna Lynn Arnold, CCR, RPR

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

Roll call, reading of open public meeting statement

New application

File 2022-18 Sam Pessar, 191 E Linden Ave., Englewood NJ 07631, Block 2708, Lot 12

C(1), C(2), D(1) and D(6) variances are requested to permit the construction of six (6) unit multifamily townhouses in a single family residential zone. Relief sought for building height, change in use, and change of grade/elevation requirements.

The letter from the applicant's attorney had been received on 03/16/23 with a request to adjourn the hearing to a future date. The request was granted, with a date to be determined with the applicant's attorney. Notice is 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 addressed the Board and gave the summary of the application.

Mr. Orestes Valella, the architect for the applicant gave his testimony. Marked were the following:

- A-1 Demolition Plan, Sheet C-2, dated 06/06/22, last revised 03/02/23
- A-2 Site Plan, Sheet V-1, dated 08/26/22, last revised 03/02/23
- A-3 Floor Plan, Sheet V-2, dated 08/26/22, last revised 03/02/23
- A-4 Exterior elevations, Sheet V-3, dated 08/26/22, last revised 03/02/23
- A-5 Exterior elevations and Cross Section, Sheet V-4, dated 08/26/22, last revised 03/02/23
- A-6 Proposed Alteration for Settlement, Sheet V-5, dated 02/15/23, last revised 03/02/23

Mr. Valella and Mr. Sokolich answered questions raised by Board Members and Professionals.

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

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

Diane Jansen, 589 Ridgeland Terrace, Englewood NJ 07631

Mr. Capizzi, the attorney for the opposition made comments.

Mr. David Spatz, the planner for the applicant gave his testimony.

Mr. Spatz answered questions raised by Mr. Volcy.

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

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

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

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

Several Members of the Board made comments.

Motion to approve: Mr. Duque, Second: Ms. Harris

Passed by a vote of 6 yes (Harris, Senkyire, Duque, Kelly, Maron, Brown) 1 Recused (Rivera) 0 No

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 addressed the Board and gave the summary of the application.

Mr. Steven Koestner, the engineer for the applicant gave his testimony. Site plan dated 04/19/22, last revised 11/16/22 was submitted as evidence.

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

Mr. Hojoon Chung, the architect for the applicant gave his testimony. Architectural drawings dated 06/08/22, last revised 11/28/22 were submitted as evidence.

Mr. Chung answered questions raised by Mr. Maron.

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

Diane Jansen, 589 Ridgeland Terrace, Englewood NJ 07631

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

Dr. Chee Kim, the owner of the Our Home Adult Daycare 1 LLC business gave his testimony.

Mr. Kim answered questions raised by Board Members and Professionals.

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

Diane Jansen, 589 Ridgeland Terrace, Englewood NJ 07631

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

Mr. David Spatz, the planner for the applicant gave his testimony. Marked was the following:

A-1 Project property photographs

Mr. Szabo made comments.

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

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

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

Mr. Capizzi made final comments.

Mr. Maron and Mr. Senkyire made comments.

Motion to approve: Ms. Rivera, Second: Ms. Harris

Passed by a vote of 7 yes (Rivera, Harris, Senkyire, Duque, Kelly, Maron, Brown) 0 No

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02/16/2023 Motion to approve: Mr. Brown, Second: Ms. Rivera
Passed by a vote of 6 yes (Rivera, Harris, Senkyire, Kelly, Maron, Brown) 0 no

02/27/2023 Motion to approve: Ms. Rivera, Second: Mr. Maron
Passed by a vote of 5 yes (Rivera, Duque, Kelly, Maron, Brown) 0 no

Motion to adjourn the meeting: Ms. Harris, All agreed.
Chairman Brown adjourned the meeting at 10:45 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary