

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

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

REMOTE MEETING/ZOOM MEETING

Members present: Chairman Adam Brown, Vice Chairman David Maron, Ayala Geva, Juanita Harris, Dr. Thom Kelly, Uri Moche, and Theresa Thomas

Members absent: Angelina Rivera, Kenneth Senkyire, Mateo Duque, 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

Certified Court Reporter: Patricia Pucciarello, CCR, RPR

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

Roll call, reading of open public meeting statement

Resolution

File 2021-12 Milton Davis, 47 Brook Ave., Block 806, Lot 11.01

Motion to approve: Mr. Kelly, Second: Mr. Maron

Approved by a vote of 4 yes (Kelly, Moche, Maron, Brown), 0 no

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.

Mr. Kates swore in Mr. Szabo and Mr. Volcy

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

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

A-4 Architectural drawing, page A-2.1, second revision, dated 3/14/23

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

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

Perry Frenzel, the engineer for the applicant gave his testimony.

Marked was the following:

A-5 Site Plan Sheet 3, last revised 3/8/23

Mr. Frenzel answered questions raised by Ms. Geva and Mr. Volcy.

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

Howie Seiden, 88 Willow Lane, Tenafly NJ

David Litvin, 90 Tracey Pl, Apt K2, Englewood NJ 07631

Diane Jansen, 589 Ridgeland Terrace, 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.

Mr. Spatz answered a question raised by Mr. Brown.

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

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

Mr. Volcy and Mr. Szabo made final comments.

The meeting was opened to the public for comments. 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

Barbara Blumenthal, 79 Tracey Pl., Englewood NJ 07631

Diane Jansen, 589 Ridgeland Terrace, Englewood NJ 07631

Howie Seiden, 88 Willow Lane, Tenafly NJ

David Litvin, 90 Tracey Pl, Apt K2, Englewood NJ 07631

John Boudrot, 81 Tracey Pl., Englewood NJ 07631

Jane Boudrot, 81 Tracey Pl, Englewood NJ 07631

Mark Boudrot, 16 Pennsylvania Ave, Montvale NJ

Peter Jensen, 589 Ridgeland Terrace, Englewood NJ 07631

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

Mr. Paster made final comments.

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

Denied by a vote of 3 yes (Harris, Geva, Thomas), 4 no (Kelly, Moche, Maron, Brown)

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

Chairman Brown adjourned the meeting at 11:05 pm.

Respectfully submitted,

Oksana Leonovich

Board Secretary