

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday April 20, 2023 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Members present: Vice Chairman David Maron, Dr. Thom Kelly, Mateo Duque, Juanita Harris, Angelina Rivera, Uri Moche, and Ayala Geva. Chairman Adam Brown arrived at 8:50 pm.

Members absent: Kenneth Senkyire, Theresa Thomas and Marc McDonald

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

Advisors Present: Frantz Volcy P.E., Steve Lyden, Jr., PP, AICP

Certified Court Reporters: Donna Lynn Arnold, CCR, RPR and Laura Carucci, CCR, RPR

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

Roll call, reading of open public meeting statement

Denied 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.

Greg Paster, the attorney for the applicant summarized a request he made in the letter addressed to the Board, dated 04/03/2023. Mr. Paster made several comments explaining why the Board should be favorable to granting the approval to re-consider.

Mr. Kates made comments and answered questions raised by Board Members.

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

Passed by a vote of 4 yes (Rivera, Harris, Duque, Moche) 3 No (Kelly, Geva, Maron)

New application

File 2022-20 Phillip and Tamar Katz, 345 Maple St., Block 3202, Lot 11

C(1) and C(2) variances are requested to permit the construction of two 2nd story additions as well as one 2 story addition onto the existing single family residence. Relief sought for building coverage, impervious coverage, and side yard setback.

Matthew Capizzi, the attorney for the applicant addressed the Board and gave the summary of the application.

Sean McClellan, the engineer for the applicant gave his testimony.

Site plan dated 09/01/22, with last revision date of 02/15/23 was submitted as evidence.

Mr. McClellan answered a question raised by Mr. Maron

Mr. Volcy made a comment regarding fencing on the property.

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

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

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

Michael Scro, the architect for the applicant gave his testimony. Architectural drawings dated 9/01/22 were presented as evidence.

Mr. Scro answered questions raised by some of the Board Members.

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

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

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

Spach Trahan, the planner for the applicant gave her testimony.

Ms. Harris asked a question that was answered by Mr. McClellan

Mr. Lyden 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.

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

Mr. Capizzi made final comments.

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

Passed by a vote of 7 yes (Rivera, Harris, Duque, Kelly, Moche, Geva, Maron) 1 Recused (Brown) 0 No

Resolutions

Mr. Kates made an announcement that resolutions scheduled to be adopted on 04/20/23 would be carried to the meeting on 4/24/23.

Mr. Capizzi made comments concerning the resolution for Esther Chouake at 245 Hutchinson Rd. application. The applicant had just submitted the updated site plan on 04/19/23 where the improvements to the drainage system and grading suggested by the opposing party's engineer had been made. Mr. Capizzi had doubts that his team would have sufficient time to review the plans prior to the 04/24/23 meeting. Mr. Capizzi requested to postpone the vote on the memorializing resolution to a later date than 04/24/23. After a discussion, the request was denied. The resolution was scheduled for adoption on 04/24/23.

Continued application

File 2022-12 Landmark Development Group LLC

173-183 W. Forest St., Englewood, NJ 07631, Block 2207 Lot 10.02

D(1), D(6), C(1) and C(2) variances are requested to permit a construction of an elevated 4 story over parking 119 unit multifamily apartment building in a one-family residence zoning district. Applicant is seeking a relief from front and rear setback requirements, building height, building coverage, and impervious coverage requirements, as well as parking requirements.

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

Mark Virgona, the architect for the applicant gave his testimony. Architectural drawings dated 10/4/21 and site plan dated 10/06/21 with last revision date of 11/15/22 were submitted as evidence.

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

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

Diane Jansen 589 Ridgeland Terrace, Englewood NJ 07631

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

The case was carried to 5/22/23, no further notice required.

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

Chairman Brown adjourned the meeting at 10:50 pm.

Respectfully submitted,

Oksana Leonovich

Board Secretary