

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Monday, June 23, 2025 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Attorney: Michael Kates, Esq.

Advisors: Frantz Volcy PE, John Szabo., PP, AICP

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

Call to Order, 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	✓ left meeting at 9:45 pm	
Vanessa Beatriz Marquez		✓
Milton Davis	✓	
Dr. Suzanne Mullings	✓	

New Hearing

File ZBA-25-008, Gayle Lewis, 212 Maple St, Block 2708, Lot 10

The applicant is requesting C(1) and C(2) variances to permit a construction of a two-story addition along the left/easterly side of the existing dwelling to provide for a new at-grade front- loading attached garage on the first floor and additional living space on the second floor. Relief is sought for maximum building coverage and minimum front yard setback requirements.

Attorney: Matthew G. Capizzi, Esq.

Architect: Andrew Fethes, RA

Engineer and Planner: Michael Hubschman, PE, PP

Mr. Shafer recused himself.

Mr. Capizzi made his opening statement. He provided an overview of the application, explaining that the property is a corner lot on Maple Street and Dana Place. The existing home has a side-loading garage along Dana Place under the dwelling that is prone to flooding from the Flat Rock Brook during heavy rains. The applicant is proposing a two-story addition on the easterly side of the principal dwelling to create a new at-grade front-loading garage and additional living space, in order to mitigate the flooding issues.

Mr. Fethes presented his testimony. He explained that the existing basement garage would be filled in and a new 1.5 car garage would be added at grade level facing Maple Street. The second floor would include additional bedrooms to maintain the total of 8 bedrooms in the home. Mr. Fethes noted the addition would extend closer to Dana Place, requiring a front yard setback variance. He also stated the building coverage would exceed the maximum allowed. Key points of testimony included details of current architectural design of the principal dwelling, emphasizing that the garage and one bedroom is below grade. The design of the proposed plan focused on mediating the extensive flooding of the property, taking in consideration the narrow width of the property and brook in the rear of the property.

Mr. Fethes noted that the North east corner of the property would be the only logical place to construct a garage where the location of garage would be moved from subterranean into higher grade.

Architectural plan set dated 02/06/25, last revised on 03/06/25 presented as evidence. Marked was the following:

A-1 Architectural plan set dated 10/01/24, existing conditions of principal dwelling

Board members asked questions about the design, setbacks, and potential impacts. Mr. Fethes addressed the inquires noting that alternate design such as narrower and longer garage would bring the garage closer to the brook, and there would be no way to recreate the lost bedroom from the basement. He also stated that the proposed development would not add any bedrooms to existing 8 bedroom, but 2 bathrooms planned to be added.

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

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

Mr. Hubschman presented his testimony. He explained how the new garage and driveway would be elevated to prevent flooding. Mr. Hubschman noted that impervious coverage would be reduced by over 1,000 square feet. He also discussed the zoning requirements and existing non-conformities of the undersized corner lot noting that the property owners tried to mediate the flooding issues by constructing a retaining wall and trench drain but without success. Mr. Hubschman acknowledged that he reviewed Mr. Volcy's report and would comply with his recommendations.

Civil plan set dated 02/21/25 was admitted as evidence

A-2 Property photograph set dated 12/18/24

Mr. Szabo asked for a clarification on flooding issues, since he noted that the property was not shown on FEMA map as being in a flood zone. Mr. Hubschman answered that the property is not in a flood zone, but DEP still has jurisdiction and regulations because of close proximity to the brook. Mr. Volcy asked about existing onsite drainage system. Mr. Hubschman replied that all would have to be removed, including the trench drain, and by raising the grade the runoff would flow into the brook. Mr. Volcy noted that the flooding has been significant during torrential rains. He is familiar with the site and he had no issues to the proposed plan and flood mitigation. Mr. Szabo commented that he did not see any negative impact on the neighboring properties on Dana St side. Mr. Volcy suggested to have a landscape plan that would be a good buffer on Dana Street side. Mr. Maron stated that a higher density landscaping would be helpful.

There was discussion about reducing the size of the garage or adjusting the layout to lessen the setback variance. The applicant agreed to revise the plans to increase the front yard setback on Dana Place from 12.2 feet to 15 feet. They also agreed to provide evergreen landscaping along Dana Place as a visual buffer.

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.

Chairman Maron called for a motion to approve the application with the conditions of increasing the Dana Place side setback to 15 feet and providing additional landscaping subject to review by Mr. Volcy.

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

Approved by a vote of 5 yes (Kelly, Haynes, Davis, Mullings, Maron) 0 no

Continued Hearing

File ZBA-25-003 Cham Doen Presbyterian Church, 24 W Sheffield Ave, Block 2603, Lot 7.01 (*previous hearing date: 5/15/25*)

The applicant is requesting C(1), C(2), and D(2) variances to construct a 3-story addition. Relief is sought for parking requirements and expansion of pre-existing legal non-conforming use

Attorney: Santo Alampi, Esq.

Church representative: Ms. Damee Choi

Engineer: Mike Hubschman, PE

Architect: Ian Younhak Jeong, RA, AIA

Planner: Michael J. Pessolano, PP, AICP

Mr. Alampi presented his opening statement. He provided an overview of the continued application, reminding the Board that the applicant is proposing a 3-story addition to the existing church building. The addition would provide classroom space for religious education and offices. Mr. Alampi noted that a D(2) variance is requested because the church is legally pre-existing non-conforming use in the current zoning.

Ms. Choi presented her testimony. She is a member of the church congregation involved with youth ministry, and testified about the need for additional classroom space. She explained how the current lack of space requires staggering class times for different age groups, which is inconvenient for families. Ms. Choi noted that currently they are at more than capacity for this ministry and the ministry is tempered by this. The congregation would like to educate the children, but it becomes difficult because of having to do instructional classes for different ages at different times. She further testified that families usually come as one unit, and the addition should not increase the need for the parking lot.

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

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

Mr. Alampi requested to put on record that he planned to submit exhibits to the Board for parking agreements.

A-4 Existing parking agreement for 30 parking spaces

A-5 Existing parking agreement for 49 parking spaces

Mr. Pessolano presented his testimony. He opined that the application meets the positive and negative criteria for the D(2) variance. Mr. Pessolano stated the addition would not substantially impact the surrounding area and is consistent with the master plan's support for the inherently beneficial use of religious institutions. The proposed addition will be close to the design of neighboring buildings. He further testified that besides on-site parking there is plenty of on-street parking available, approximately 63 spaces around the property. The design of the façade of proposed addition will be visually harmonious with the neighborhood and the project will cause no substantial detriment. The need for addition is

mostly to serve children during weekend services; it is strictly for religious education and not associated with general education. However, the rooms at the added building will also be used during the week for church administrative business, prayer groups, and small religious services. Marked was the following:

A-6 Maps and images of subject property

There was discussion about the architectural design and potential visual impacts, specifically about the red color of the brick facade.

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.

Due to the lack of eligible voting members present, the hearing was carried to July 17, 2025 meeting date. Re-notes is not required.

New Hearing

File ZBA-25-007, Englewood Hospital and Medical Center, 350 Engle St, Block 802, Lot 1.01

The applicant is requesting D(2) variance and site plan approval to construct one-story inpatient, and two-story perioperative-admission structures as well as one-story corridor. Relief is sought for expansion of legally pre-existing non-conforming use.

Attorney: Brian Chewcaskie, Esq.

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

Engineer: Michael E Dipple, PE

Architect: H. Kevin Cusick, RA

Planner: George Wheatle Williams, PP

Mr. Chewcaskie made his opening statement. He described the project as an "infill addition" within existing areas of the hospital campus that would not be visible from surrounding streets. The proposal includes renovating 33,084 square feet of existing space and adding 10,364 square feet of new area. Mr. Chewcaskie stated there would be no changes to staffing, bed count, or operations.

Mr. Hahn presented his testimony. He explained that the goal is to convert to all single patient rooms within 2-3 years. The additions will allow relocating offices and support spaces to accommodate 28 new single patient rooms on the second floor. Mr. Hahn confirmed there would be no increase in total bed count or staffing.

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

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

Mr. Dipple presented his testimony. Civil plan set dated 02/24/25 was admitted as evidence. Mr. Dipple showed the locations of the proposed additions within the existing hospital buildings. He confirmed there are no changes planned to the site layout or parking. Mr. Dippel noted the hospital currently exceeds the required parking.

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

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

Mr. Cusick presented his testimony. He described the proposed additions and renovations in detail. Mr. Cusick explained how the new spaces would be used for perioperative care, same-day surgery, patient rooms, and administrative offices. He addressed questions about the design and layout, including how nursing stations would be distributed for patient monitoring.

Marked was the following:

Exhibit A-1 Architectural Plan Set

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Mr. Williams provided testimony on the D(2) variance criteria. He stated the hospital is an inherently beneficial use and the additions would advance the purposes of zoning. Mr. Williams opined there would be no substantial detriment to the public good or impairment of the zone plan.

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.

Chairman Maron called for a motion to approve the application as presented.

Motion to approve: Mr. Shafer, Second: Dr. Mullings
Approved by a vote of 5 yes (Kelly, Shafer, Davis, Mullings, Maron) 0 no

Approval of Minutes of Previous Meetings

April 17, 2025

April 28, 2025

May 15, 2025

Due to late hour, the Board did not review or approve minutes from previous meetings

Motion to adjourn the meeting: Dr. Haynes, Second: Mr. Moche
Without objections Chairman Maron adjourned the meeting at 10:50 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary