

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Monday, July 28, 2025 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Attorney: Michael Kates, Esq.

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

Certified Court Reporters: 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.

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 at 9:45pm	
Vanessa Beatriz Marquez	✓	
Milton Davis	✓	
Dr. Suzanne Mullings	✓ left at 10:40pm	

New Hearing

File ZBA-25-014, Cardinal Badminton and Pickleball LLC, 500 W Nordhoff Pl, Block 2602, Lot 7

The applicant is requesting D(1) and C(2) variances to permit the conversion of approximately 14,116 square feet of tenant space within an existing one-story masonry, metal & glass building to an indoor recreation use, specifically to include six badminton courts with an associated waiting area and offices related to the proposed use. Relief is sought for permitted use requirement in RIM zoning district and site plan approval with 34 proposed parking spaces where 124 parking spaces are required.

Attorney: Michael J. Piromalli, Esq.

Principal Business Owner: Benjamin Daugherty

Architect: Mirek Lewandowski, AIA, LEED AP

Engineer: Adnan Khan, PE

Planner and Traffic Engineer: William P. Stimmel, PE, PP, PTOE

Mr. Piromalli made his opening statement. He requested a permission to proceed with hearing, even though application was deemed incomplete.

Mr. Szabo and Mr. Volcy stated they had no objection to proceed with hearing. Without any objections from Board Members, Mr. Maron granted the request.

Mr. Daugherty testified that the facility would be used solely for badminton. The site will not be used for pickleball, despite the company name. The site is suitable for the use because of the significant ceiling height. The expectation is that there would be a maximum of two employees, himself and his wife, and the hours of operation would be 8:00 AM to 10:00 PM, seven days a week. The peak parking demand would be weekday evenings, after 5:00 pm and weekends. Prior to pick hours, only 1-2 court rentals are expected. During pick hours 4-6 courts should be in use. There is no spectator seating planned, and the lounge area is only for players waiting for court time.

Marked was the following:

A-1 Architectural Floor Plan, Sheet A-2, dated 03-17-25

Board Members' questions were answered such as there is no established customer base. The business is new to Mr. Daugherty and he did an extensive research to find out that there is a need for such facility. Concern about future signage was addressed as there was no plans for signage at this time, but proposed plans will have to be reviewed and approved by Sigh and Façade committee.

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

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

Mr. Lewandowski presented his testimony. He noted that there are two distinct areas proposed. One large area with ceiling height of 26 feet planned to be the court area which would be connected by a ramp to the second area with standard ceiling height that would contain restrooms, lounge, play area for board games and perhaps ping pong tables in the future. Renovations include installment of the courts, new lighting, new HVAC system, and new sprinkler system. The project includes ADA-compliant bathrooms and proper emergency exits. No exterior changes were proposed.

Mr. Lewandowski answered a question regarding access to the building by other tenants. He stated that there is main entrance door shared by the tenants.

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

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

Mr. Khan presented his testimony. Civil plan dated 4/8/25 was submitted as evidence. Mr. Khan emphasized that only interior renovations were proposed. He testified to the existing condition of the exterior of the site which contained 34 striped parking spaces. He noted that only minor dimensional variances are needed for the existing parking. No changes are planned to the current exterior lighting, driveway, fencing, or parking. He noted that the site meets open space requirement and is 27%. Mr. Volcy was concern about the lighting, especially since the facility is planned to be used until 10pm. The applicant agreed to present lighting plan, if required as a condition.

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

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

Mr. Stimmel presented his testimony. Traffic Impact Analysis dated 06/25/25 was submitted as evidence. He noted that traffic studies showed minimal impact on surrounding roadways. The peak times for the proposed use, evenings and weekends, complement the existing business tenants whose pick hours are weekday business hours. He further testified that the site currently has 34 striped spaces with an additional 12 unstriped spaces, and the tenant roll shows

the parking requirement for the entire building is 151 spaces. During site visits, Mr. Stimmel recorded maximum parking demand as 40 spaces during business hours and by 5:00 – 6:00 pm most cars leave as business close. The projected peak parking demand for the badminton facility is 15-20 spaces.

Marked were the following:

- A-2 Tenant List for Existing Uses
- A-3 Parking Requirements
- A-4 Set of property photographs

Mr. Daugherty answered a question that there is no assigned dedicated parking for the badminton facility.

Mr. Szabo noted that if 12 unstriped parking spaces are presented as part of the calculation, those spaces should be striped and identified on the plan. Unstriped parking could present a safety concern. After a discussion, it was concluded that a condition would be imposed should the application be approved that striped parking plan must be presented to Mr. Volcy for review and approval.

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

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

Mr. Khan was recalled to testify to the unstriped parking areas. He proposed that about 12 parking spaces could be fit into those areas.

Mr. Piromalli presented his closing arguments.

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

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

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

Conditions for approval: applicant shall submit an exterior lighting plan and 12 additional parking spaces striping plan to the City Engineer. Parking lot shall be evaluated by City Engineer after completion of work and repaved if found to be unsafe for use.

Approved by a vote of 7 yes (Harris, Senkyire, Duque, Kelly, Shafer, Marquez, Maron) 0 no

New Hearing

File ZBA-25-013, Robert Sholomon, 407 Gloucester St, Block 3702, Lot 10

The applicant is requesting C(1) and C(2) variances to permit a construction of two-story addition to the right side of the dwelling to provide for a two-car garage on the 1st floor and living space on the 2nd floor, and reconstruct the existing driveway. Relief is sought for building coverage, combined side yard setbacks, and driveway width requirements.

Attorney: Matthew G. Capizzi, Esq.

Architect: Jordan Rosenberg, RA

Engineer: Michael E. Dipple, PE

Mr. Capizzi made his opening statement explaining that the applicants have lived at this property since 2011. The property has a garage under scenario where the driveway slopes down to a basement-level garage. Due to the site's proximity to Flat Rock Brook, during heavy rain events, the driveway acts as a conduit for flood waters into the basement level. On at least two occasions, significant water intrusion occurred, resulting in the basement being completely gutted and vehicles being destroyed. The proposal would fill in the driveway and create an at-grade garage, as well as placing a second floor addition along the right side of the dwelling. The overall number of bedrooms would not increase, as the bedroom being lost in the basement would be recreated on the second floor. An elevator was also proposed to help the applicant's elderly mother-in-law access the different levels of the home

Mr. Dipple presented his testimony. Civil plan set dated 3/7/25, revised 4/11/25 and topographic property survey dated 01/22/25 were submitted as evidence. Mr. Dipple noted that the existing conditions include the sloped driveway that channels water into the basement. The proposed grading changes would raise the garage floor above the flood hazard area elevation. The stormwater management plan sought to capture runoff and direct it to the municipal system. During the project several Green Giant Arborvitae trees would be removed. But those would be replaced as per City's ordinance requirement.

Marked was the following:

A-1 Photographs, April 2025

Mr. Dipple answered questions raised by Board Members and Professionals. There is no certain information on the age of the trees, the removed trees cannot be transplanted, nor could they be donated. Details of current condition of the driveway and plan to raise it to grade were shared. Flood remediation plan should work until approximately year 2100. Replacement tree plan will be presented to Mr. Volcy for approval.

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

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

Greg Haber, 401 Gloucester St, Englewood, NJ 07631

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

Due to late hour, the application was adjourned to 8/14/25 meeting without further notice.

Adoption of Memorialization Resolution

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

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

Approved by a vote of 3 yes (Kelly, Davis, Maron) 0 no

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

Motion to approve: Mr. Shafer Second: Dr. Kelly

Approved by a vote of 4 yes (Kelly, Shafer, Davis, Maron) 0 no

Approval of Minutes of Previous Meetings

April 17, 2025

April 28, 2025

May 15, 2025

June 12, 2025

June 23, 2025

Due to late hour, approval of minutes is adjourned to 8/14/25 meeting.

Without objections Chairman Maron adjourned the meeting at 11:05 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary