

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday, August 14, 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	✓	
Vanessa Beatriz Marquez		✓
Milton Davis	✓	
Dr. Suzanne Mullings		✓

Motions to Adjournment of Scheduled Cases and other Motions

File ZBA-25-009, Dwight-Englewood School, 315 E Palisade Ave, Block 1901, Lot 8.03

Motion to adjourn the matter to 09/09/25: Ms. Harris, Second: Dr. Haynes.

Approved by a vote of 6 yes (Harris, Duque, Shafer, Haynes, Davis, Maron) 0 no

Re-notice is not required.

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

Motion to adjourn the matter to 10/27/25: Ms. Harris, Second: Dr. Haynes.

Approved by a vote of 6 yes (Harris, Duque, Shafer, Haynes, Davis, Maron) 0 no

Re-notice is not required.

Approval of Minutes of Previous Meetings

April 17, 2025

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

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

April 28, 2025

Carried to next meeting due to lack of sufficient quorum

May 15, 2025

Carried to next meeting due to lack of sufficient quorum

June 12, 2025

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

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

June 23, 2025

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

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

Adoption of Memorialization Resolution

File ZBA-25-003 Cham Doen Presbyterian Church, 24 W Sheffield Ave, Block 2603, Lot 7.01

Motion to approve: Ms. Harris, Second: Dr. Haynes

Approved by a vote of 4 yes (Harris, Duque, Haynes, Maron) 0 no

New Hearing

File ZBA-25-017, 19WIVY LLC, 19 W Ivy Ln, Block 701, Lot 17

The applicant is requesting a D(1) variance to permit a construction of a new two-story, two-family residential dwelling with related site improvements including landscaping, grading, installation of utilities, stormwater infrastructure and tree removal. Relief is sought for permitted use in R-D district, where single-family use only is permitted.

Attorney: Benjamine Wine, Esq.

Engineer: Kiersten Osterkorn, PE, PLS, PP

Architect: Arlenis Dominguez, RA, AIA

Planner: Matt Flynn, PP

Objector: Howard Seiden, 88 Willow Ln, Tenafly, NJ

Dr. Haynes disclosed that she works with Mr. Seiden at the County of Bergen but stated she could remain objective. Mr. Seiden agreed this was acceptable.

Mr. Wine provided an opening statement explaining the application is for a D(1) use variance to construct a two-family residential dwelling on an oversized lot in the R-D zone where only single-family use is permitted. He described the property as an interior lot on West Ivy Lane with various uses in the neighborhood including single-family homes, two-family homes, multifamily buildings, offices, a house of worship, and a vehicle service station nearby. He emphasized that the lot is significantly oversized at 18,908 square feet compared to the 7,500 square foot minimum requirement, and that the proposed structure complies with all bulk requirements without seeking any variances for setbacks, height, or coverage.

Ms. Osterkorn presented her testimony. Civil Plan Set dated 07/01/25 was admitted as evidence. Key points of testimony were: the property is largely oversized, well under max for both building and impervious coverages. No bulk

variances required. Previous house on the property had several violations of current code, although all were pre-existing. Drainage system is planned to be improved tremendously. Landscaping will also be a great improvement and will look beautiful. Ms. Osterkorn stated that applicant will comply with all Mr. Volcy's comments from his report dated 08/08/25, as well as tree removal permitting process. A wonderful help for public right of way would be the addition of a sidewalk, which currently there is none. Ms. Osterkorn emphasized that the proposal would provide marketable space while enhancing drainage, landscaping, and the visual appeal of the property.

During questioning by Board Members, Mr. Shafer raised concerns about mature trees in the front of the property and the utility of a sidewalk. Ms. Osterkorn explained that the intention is to work with the town regarding any trees in the public right-of-way and that sidewalk would enhance connectivity in the neighborhood. Mr. Osterkorn also addressed Dr. Haynes concern about the privacy for neighbors. It would be provided by planned landscape.

Mr. Volcy commented that stormwater system needed a few minor improvements. Mr. Szabo commented that impervious coverage is inconsistent on the drawing and should be corrected. To which Ms. Osterkorn agreed.

Mr. Seiden questioned Mr. Osterkorn concerning the amount of trees noted on the plans verses the actual removal of trees. Ms. Osterkorn replied that tree removal permitting process will be complied with, same as if a single family home was being built. There would not be a difference in the amount of trees being removed for single-family home or two-family home. Same ordinance would have to be followed. Mr. Seiden asked how the drain system is planned to work since Mr. Seiden's property is below grade to the 19 W Ivy lane property. Ms. Osterkorn responded that PERC test will be done and plans will be improved if necessary. The applicant's intention is to make sure that neighboring properties are not going to be negatively impacted.

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

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

Ms. Dominguez presented her testimony. Architectural plan set dated 07/14/25 was admitted as evidence. Marked was the following:

- A-1 Rendering of front elevation, 19 W Ivy Lane
- A-2 Rendering of proposed front street view of 19 W Ivy Lane and 21 W Ivy lane

Board members questioned aspects of the design, including fire protection between the garage and home theater, which Ms. Dominguez confirmed would include concrete slab, steel, and appropriate fire ratings. Mr. Schaefer suggested exploring pervious pavers to reduce impervious coverage.

Mr. Seiden questioned the accuracy of the renderings, particularly the mature trees shown that would not exist at completion, and asked about fire suppression systems. There was also confusion about whether fire pits were being proposed, which Ms. Osterkorn clarified was a misstatement and the circular elements shown on plan were actually hot tubs and not the fire pits.

The matter was carried to 9/18/25, without further notice.

New Hearing

File ZBA-25-018, 21WIVY LLC, 21 W Ivy Ln, Block 701, Lot 16

The applicant is requesting a D(1) variance to permit a construction of a new two-story, two-family residential dwelling with related site improvements including landscaping, grading, installation of utilities, stormwater infrastructure and tree removal. Relief is sought for permitted use in R-D district, where single-family use only is permitted.

Attorney: Benjamine Wine, Esq.

Engineer: Kiersten Osterkorn, PE, PLS, PP

Architect: Arlenis Dominguez, RA, AIA

Planner: John McDonough

Mr. Wine also represented this applicant, noting that while similar to the previous application, this was a separate property with nuanced differences. This site contains the remains of a single-family residence with a detached garage and pool that still exist. The lot is even larger at 20,563 square feet. He further noted that while the 19 Ivy Lane property has an auto service station adjacent to it, this property has an existing two-family house next door. He also mentioned that there was an oversight on the application that triggered a bulk variance for patio side yard setback at 14.1 feet instead of 15 feet, but this variance was being withdrawn and they would comply with the 15-foot requirement.

Ms. Osterkorn presented her testimony. Civil Plan Set dated 07/01/25 was admitted as evidence. She noted that no bulk variances are sought for this project. Key point of testimony were: the lot is oversized. Previous home had nonconformities as to the front yard setback as well as accessory structures nonconformities. The garage and pool will be removed, eliminating nonconformities. The site is generally flat with no drainage improvement currently on the site. A two-family duplex is proposed with a new side walk. Front trees will be kept if required by the City's ordinance. The applicant is currently working with the City to determine the viability of the trees. Soil erosion plan will be obtained and applicant will comply with all the comments of Mr. Volcy from his 8/8/25 report. The project is compliant for building and impervious coverages, as well as all other bulk requirements.

During questioning, Mr. Shafer asked whether the impervious coverage included the proposed sidewalk, and Ms. Osterkorn clarified that due to the sidewalk being in the public right-of-way, it is not counted toward property coverage calculations.

Ms. Osterkorn was questioned by Mr. Seiden about the removal of trees.

Mr. Volcy said he will work with applicant's engineer on the drainage plan.

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

Ms. Dominguez presented her testimony. Architectural plan set dated 07/14/25 was admitted as evidence. Marked was the following:

- A-1 Rendering of front elevation, 21 W Ivy Ln
- A-2 Rendering of front street view, 19 W Ivy Ln and 21 W Ivy Ln

Ms. Dominguez answered questions raised by Board Members related to the architectural design and fitting in the neighborhood, as well as size of the driveway. Ms. Dominguez entertained the idea of using pervious materials as suggested.

Mr. Szabo commented about the fitting of the architectural design to the neighborhood.

Ms. Dominguez replied that the stone veneers were one of the elements that related to the neighborhood. The new building uses better materials than vinyl siding. This is a more updated look, but still it is not like modern stucco.

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

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

This matter is carried to 9/18/25 meeting, without further notice.

Without objections Chairman Maron adjourned the meeting at 10:20 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary