

## City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday, August 21, 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

IT Consultant, Zoom meeting moderator: Asher Forst

Board Secretary: Oksana Leonovich

### Call to Order

Chairman Maron called the meeting to order at 8:00 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		✓

### Adoption of Memorialization Resolution

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

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

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

### **Approval of Minutes of Previous Meetings**

April 28, 2025

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

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

July 17, 2025

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

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

### **New Hearing**

#### **File ZBA-25-011, Treeco Palisades Court LP, 96 West St, Block 605, Lot 5**

The applicant is requesting D(1) and C(2) variances to permit a use of the property as a parking lot in a D-2d district where private parking lots are not permitted. Relief is sought for off street parking design standards and dimensions.

*Attorney: Brian Chewcaskie, Esq.*

*Director and Partner of Treeco Palisades Court LP: Albert Krull*

*Engineer: Andrew H. Missey, PE*

*Planner: David Spatz, PP*

Mr. Chewcaskie summarized the nature of the application. The applicant intends to purchase and improve the property as a 51-space private parking lot for employees of Palisades Court Shopping Center. The primary purpose is to improve operations at the shopping center by moving employees off-site, freeing up parking for customers.

Mr. Krull presented his testimony. He explained he has been involved with Palisades Court for 36 years, handling day-to-day operations and property management. The purpose of purchasing this lot is for employee parking, specifically for ShopRite employees. Moving employees to this location would free up customer parking at the corner of West Street and Tallman Place. No signage is currently proposed as it's intended as an employee-only lot and security would be provided by the shopping center's existing security personnel. Parking stickers are planned to be issued to employees, and unauthorized vehicles would be ticketed or towed. Hours of operation proposed to align with business hours, primarily when ShopRite is open, approximately 6 AM to midnight. Snow removal would be handled the same way as at the shopping center, with snow being trucked off-site when necessary.

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

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

Mr. Missey presented his testimony. Civil Plan Set dated 12/30/24 was presented as evidence. The proposal is to create a parking lot with 51 spaces using a counterclockwise one-way circulation pattern. The plan includes 9' x 18' standard spaces and 8' x 16' compact spaces. Existing fencing would be removed and replaced with a 6-foot board-on-board fence along the western property line. Landscaping would include trees and shrubs along the western property line to buffer adjacent properties. Several bulk variances are required: parking in the front yard, as there is no building on site, 18 feet parking space length where 19 feet is required, combined width of aisle and parking not meeting requirements, 7 feet rear yard setback where 14 feet is required, as well as lack of planting islands where one every 10 spaces is required. No electric vehicle charging is proposed due to floodplain constraints. Lighting height would be reduced from 20' to 18' to comply with regulations and impervious coverage would be reduced by 2,500 square feet from current conditions.

Mr. Missey agreed to work with city engineer on additional plantings in the triangular spaces created by angled parking.

Mr. Missey answered questions concerning parking circulation and safety of maneuvering cars at the 90 degree parking spots. He also replied to a question about cutting a curb and eliminating 2 street parking spaces. This is a necessity to provide the visual for drivers exiting the parking lot. The curb cut must be approved by City Council.

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

Julian Levy, property owner to the rear, at 79 James St, Englewood, NJ 07631

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

Mr. Spatz presented his testimony. The lot is currently used for car storage with poor pavement and minimal landscaping. He explained that while public parking is permitted in the D-2d zone, private parking requires a variance. The property is particularly suited for a parking lot as it's currently used that way. The proposal meets the objectives of the D-2d zone by supporting downtown through functional relationships to business activity. The project would benefit the public by freeing up customer parking closer to businesses. The 2024 Master Plan acknowledges downtown parking shortages exacerbated by employees occupying street parking spaces. Aesthetic improvements include paving, drainage, landscaping and fencing. The variances requested are justified given the employee-only use, which means users will become familiar with the layout. Marked was the following:

A-1 Photographs showing existing conditions of the lot

Mr. Volcy noted that his concerns were ensuring proper drainage and buffers to adjacent residential properties.

The Board discussed several conditions for approval:

- Reducing lighting height from 20' to 18'
- Including substantial deciduous trees in landscaping, particularly in the rear buffer
- Adding landscaping in triangular spaces created by angled parking
- Installing a historical marker/monument recognizing Sugar Hill Gang and Sylvia Robinson
- Obtaining Council approval for removing two street parking spaces
- Working with City Engineer on drainage improvements

Mr. Chewcaski presented his final arguments.

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.

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

Approved by a vote of 7 yes (Moche, Harris, Duque, Kelly, Haynes, Davis, Maron) 0 no

#### **Motions to Adjournment of Scheduled Cases and other Motions**

File ZBA-25-004, Spencer and Savannah Eisner, 350 Van Nostrand Ave, Block 3706, Lot 3

Motion to grant request to adjourn to 09/29/25: Mr. Moche, Second: Ms. Harris

Approved by a vote of 7 yes (Moche, Harris, Duque, Kelly, Haynes, Davis, Maron) 0 no

The matter was adjourned to 09/29/25. Applicant to re-notice.

Motion to adjourn: Mr. Maron, Second: Mr. Moche

Without objections Chairman Maron adjourned the meeting at 9:35 pm.

Respectfully submitted,  
Oksana Leonovich  
Board Secretary