

## The City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday January 19, 2023 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Members present: Chairman Adam Brown, Vice Chairman David Maron, Juanita Harris, Angelina Rivera, Kenneth Senkyire, and Uri Moche.  
Dr. Thom Kelly arrived at 8:30pm

Members absent: Mateo Duque, Ayala Geva, Theresa Thomas, and Marc McDonald

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

Advisors Present: Frantz Volcy P.E., John Szabo, Jr., PP, AICP

Certified Court Reporter: Ronda Reinstein, CCR, RPR

Meeting called to order at 8:00 p.m.

Reading of open public meeting statement. Roll Call.

### Continued application

File 2022-19 93 Tracey Place LLC, 93 Tracey Pl., Englewood NJ 07631, Block 2701, Lot 5

C(1) and D(5) variances are requested to permit the construction of a 4 unit multifamily townhouse project.

Relief sought for multiple bulk and parking requirements, as well as density requirements.

Mr. Brown made an announcement that the case will not be heard at the meeting.

Mr. Paster, the attorney for the applicant requested for this matter to be moved to the meeting of February 27, 2023.

The request was granted, notice required to be sent to residents within 200 feet of the property who had not been previously noticed.

Mr. Paster also requested for another application, File 2022-12 Landmark Development Group LLC, 173-183 W Forest Ave., Englewood NJ 07631 Block 2207, Lot 10.02, to be moved from 02/27/23 to 03/27/23. The request was granted.

Mr. Brown encouraged the Board Members to visit applications' project sites to get the full picture of the cases presented before the Board. It was decided that a request should be made to the City of Englewood administration to issue identification cards, so Board Members could identify themselves in case they are asked for a reason being at the projects' sites.

### Reorganization 2023

#### A. Re-Appointment of Board Members and Oath of Office

Mr. Kates swore in members: Angelina Rivera to serve as regular member with her term ending 12/31/2026

Juanita Harris to serve as regular member with her term ending 12/31/2026

Uri Moche to serve as alternate member No. 1 with his term ending 12/31/2024

#### B. Election of Chairman

Mr. Moche motioned to elect Adam Brown as Board Chairman, Ms. Rivera seconded.

Passed by a vote of 5 (Rivera, Harris, Senkyire, Moche, Maron) 0 no

- C. Election of Vice-Chairman  
Mr. Brown motioned to elect David Maron as Board Vice-Chairman, Mr. Moche seconded.  
Passed by a vote of 5 (Rivera, Harris, Senkyire, Moche, Brown) 0 no
- D. Appointment of Board Secretary  
Mr. Brown motioned to elect Oksana Leonovich as Board Secretary, Ms. Harris seconded.  
Passed by a vote of 6 (Rivera, Harris, Senkyire, Moche, Maron, Brown) 0 no
- E. Appointment of Board Attorney  
Mr. Brown motioned to elect Michael Kates as Board Attorney, Mr. Moche seconded.  
Passed by a vote of 7 (Rivera, Harris, Senkyire, Moche, Kelly, Maron, Brown) 0 no
- F. Appointment of Board Engineer  
Ms. Rivera motioned to elect Frantz Volcy as Board Engineer, Mr. Brown seconded.  
Passed by a vote of 7 (Rivera, Harris, Senkyire, Moche, Kelly, Maron, Brown) 0 no
- G. Appointment of Board Planner  
Ms. Harris motioned to elect John Szabo as Board Planner, Mr. Senkyire seconded.  
Passed by a vote of 7 (Rivera, Harris, Senkyire, Moche, Kelly, Maron, Brown) 0 no
- H. Adoption of 2021 By-Laws  
Mr. Brown motioned to adopt the 2021 By-Laws, Mr. Maron seconded.  
Passed by a vote of 7 (Rivera, Harris, Senkyire, Moche, Kelly, Maron, Brown) 0 no  
  
Mr. Brown designated Ms. Harris and Mr. Moche to take on a responsibility of reviewing and making comments on the By-Laws draft prepared by Mr. Kates and also By-Laws draft previously prepared by Mr. Rutherford.  
  
Mr. Brown designated Ms. Rivera to take on a responsibility of preparing a Zoning Board of Adjustment Annual Report. Mr. Kates and Mr. Szabo volunteered to help with that task.
- I. Adoption of 2023 Meeting Dates  
Ms. Harris motioned to adopt the Schedule of 2023 Meeting Dates, Mr. Maron seconded.  
Passed by a vote of 7 (Rivera, Harris, Senkyire, Moche, Kelly, Maron, Brown) 0 no

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12/19/2022 – Motion to approve: Mr. Maron, Second: Mr. Senkyire  
Passed by a vote of 6 yes (Rivera, Senkyire, Kelly, Moche, Maron, Brown) 0 no

Motion to adjourn the meeting: Ms. Harris, Second: Ms. Rivera, All agreed.  
Chairman Brown adjourned the meeting at 9:00 pm.

Respectfully submitted,  
Oksana Leonovich  
Board Secretary