

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Monday January 23, 2023 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Members present: Chairman Adam Brown, Vice Chairman David Maron, Kenneth Senkyire, Angelina Rivera, Juanita Harris, Dr. Thom Kelly, Mateo Duque, Uri Moche, and Ayala Geva

Members absent: 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: Laura Carucci, CCR, RPR

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

Roll call, reading of open public meeting statement

Re-Appointment of Board Members and Oath of Office

Michael Kates swore in member Ayala Geva to serve as an Alternate member No. 2, with her term ending 01/31/24

New application

File 2022-18 Sam Pessar, 191 E Linden Ave., Englewood NJ 07631, Block 2708, Lot 12

C(1), C(2), D(1) and D(6) variances are requested to permit the construction of six (6) unit multifamily townhouses in a single family residential zone requiring soil removal & deposit and change of grade/elevation

Mr. Maron recused himself.

Marc Leibman, the attorney representing the applicant addressed the Board and asked the Board Members for waivers of several items of the checklist. Mr. Leibman also asked for the hearing of the matter to be adjourned.

Mr. John Szabo reviewed each waiver request presented in the letter dated 12/16/22 from the applicant's attorney.

Chairman Brown asked if there were any comments from the Board Members. No comments received.

The waiver requests were not granted at that time. Mr. Brown asked Mr. Leibman to keep in communication with Mr. Szabo and address the items from the checklist.

The case was adjourned to 03/16/23, with re-notice.

New application

File 2022-21 Esther Chouake, 245 Hutchinson Rd., Englewood NJ 07631

Block 3301, Lot 16

C(1) and C(2) variances are requested to permit the construction of an in-ground pool, wooden deck, and pool mechanical room. Relief sought for building and impervious coverage.

Ms. Rivera recused herself.

Mark Sokolich, the attorney representing the applicant addressed the Board requesting for the matter to be adjourned due to the ongoing negotiations with the opposition to the construction project at the referenced property. He informed the Board that a meeting had been set up in hopes to find common ground with the neighbor opposing the plans. Applicant also requested waivers from certain checklist items.

Mr. Capizzi, the attorney for the opposition was entered into the meeting. He confirmed that the meeting had been scheduled for negotiation, part of which was dedicated to the issues of completeness and the waivers.

The case was adjourned to 02/16/23, no re-notice required.

Chairman Brown adjourned the meeting at 8:40 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary