

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday February 16, 2023 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Members present: Chairman Adam Brown, Vice Chairman David Maron, Angelina Rivera, Juanita Harris, Dr. Thom Kelly, Uri Moche, Ayala Geva. Kenneth Senkyire arrived at 8:15 p.m.

Members absent: Mateo Duque, 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 8:05 p.m.

Roll call, reading of open public meeting statement

New application

File 2022-21 Esther Choake, 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 inside a 1,664 square foot proposed addition, as well as construction of wooden deck, and pool mechanical room. Relief sought for building and impervious coverage.

Mark Sokolich, the attorney representing the applicant addressed the Board and requested to adjourn the application to 02/27/23 due to ongoing negotiations with the opposing party. The request was granted; the case was adjourned to 02/27/23. No re-notice required.

Continued application

File 2021-12 Milton Davis, 47 Brook Ave., Englewood NJ 07631 Block 806 Lot 11.01

D(1), D(6), C(1) and C(2) variances are requested to permit the construction of a multi-family townhouse development consisting of 4 townhouse units in a single-residence district. Applicant is seeking a relief from building height requirement, as well as fence and retaining wall height requirements.

Gregory Asadurian, the attorney representing the applicant addressed the Board and gave the summary of the application.

Michael Dipple, the engineer for the applicant gave his testimony.

Marked were the following:

- A-14 Site Plan dated 08/20/20, last revised on 01/27/23
- A-15 Letter to the Board from L2L Design, dated 1/30/23
- A-16 Freshwater Wetlands LOI, dated 11-23-20
- A-17 Flood Hazard Area Permit, NJ DEP, dated 11-18-20

The meeting was opened to the Board Members and Professionals for questions. No one came forward.

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

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

Raymond Virgona, the architect for the applicant gave his testimony.

Marked was the following:

A-18 Architectural drawings dated 10/15/2020, last revised 01/17/2023

Mr. Virgona answered questions raised by Mr. Maron.

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

Reena Forest, 146 Van Nostrand Ave., Englewood NJ 07631

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

Lou Luglio, the traffic engineer for the applicant gave his testimony.

Mr. Luglio answered questions raised by Board members and Professionals.

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

Robert Protin, 63 Brook Ave., Englewood NJ 07631

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

George Wheatle Williams, the planner for the attorney gave his testimony. Marked was the following:

A-19 8 slide presentation, consisting of zoning map of the City of Englewood, aerial view of the project property and neighboring properties, and photographs of the project property and neighboring properties, dated 12/19/22

Mr. Williams answered questions raised by Mr. Maron and Mr. Szabo.

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

Reena Forest, 146 Van Nostrand Ave., Englewood NJ 07631

Robert Protin, 63 Brook Ave., Englewood NJ 07631

Horace Ragbir, 51 W Hamilton Ave, Englewood NJ 07631

Horace Ragbir requested to ask Mr. Luglio a question concerning parking spaces planned for the project; the request was granted. Mr. Luglio answered the question.

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

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

Sam Pessar, 162 Dana Place, Englewood NJ 07631

Robert Protean, 63 Brook Ave., Englewood NJ 07631

Horace Ragbir, 51 W Hamilton Ave, Englewood NJ 07631

Michael Phillips, 57 Brook Ave., Englewood NJ 07631

Richard Friedman, 69 Brook Ave., Englewood NJ 07631

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

Mr. Asadurian made final comments.

Mr. Asdurian answered questions raised by Board Members.

Mr. Szabo and Mr. Volcy answered questions raised by Mr. Senkyire.

Mr. Maron made comments.

Board members discussed potential conditions to the resolution.

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

Denied by a vote of 1 yes (Harris), 6 no (Rivera, Senkyire, Kelly, Moche, Maron, Brown)

Resolutions

Resolution Appointing Professional Planning Consultant, 2023

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

Passed by a vote of 8 yes (Rivera, Harris, Senkyire, Kelly, Moche, Geva, Maron, Brown) 0 no

Resolution Appointing Legal Counsel, 2023

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

Passed by a vote of 8 yes (Rivera, Harris, Senkyire, Kelly, Moche, Geva, Maron, Brown) 0 no

Minutes

01/19/2023 Motion to approve: Mr. Brown, Second: Mr. Senkyire

Passed by a vote of 7 yes (Rivera, Harris, Senkyire, Kelly, Moche, Maron, Brown) 0 no

01/23/2023 Motion to approve: Mr. Maron, Second: Ms. Harris

Passed by a vote of 8 yes (Rivera, Harris, Senkyire, Kelly, Moche, Geva, Maron, Brown) 0 no

Motion to adjourn the meeting: Mr. Moche, Second: Ms. Rivera, All agreed.

Chairman Brown adjourned the meeting at 11:20 p.m.

Respectfully submitted,
Oksana Leonovich
Board Secretary