

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Monday, February 24, 2025 8:05 p.m.

REMOTE MEETING/ZOOM MEETING

Attorney: Michael Kates, Esq.

Advisors: Frantz Volcy PE, Chelsea Gleis., PP, AICP

Certified Court Reporters: Laura Carucci, CCR, RPR, and 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 8:00 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	✓	
Theresa Thomas		✓
Dr. Suzanne Mullings	✓	

Continued Hearing (previous dates of hearing: 09/19/24 and 12/19/24)

File 24-001910, Dwight Englewood School, 315 E Palisade Ave, Block 1901, Lot 8.03

The applicant is seeking an amendment to previously approved site plan to permit a larger number of students than the number originally permitted.

Attorney: Paul Kaufman, Esq., and Gregory Asadurian, Esq.

Traffic Engineer: Jeffrey Morris, P.E.

Director of facilities and operations: Jordan Massei

Mr. Kaufman summarized the reason for the application and called his witnesses.

Mr. Morris and Mr. Massei presented their testimony. Marked was the following:

A-4 Traffic report

Mr. Massei testified to the number of school employees that help regulate traffic during drop off and pick up hours, school's master plan, as well as to the number of students that the school could currently accommodate which is maximum of 1100. He also answered questions raised by some Board Members and Board Professionals.

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

Emily Mann, 350 E Palisade Ave, Englewood, NJ
Abraham Shulman, 401 Walnut St, Englewood, NJ

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

Mr. Volcy made comments pertaining to street parking on North Woodland Street. Mr. Massei, Mr. Kaufman and Mr. Vocly discussed that matter.

Mr. Massei answered questions raised by Mr. Moche and Mr. Kates concerning off street parking.

Mr. Massei and Mr. Kaufman answered questions raised by Ms. Gleis and Mr. Moche pertaining to current and future student enrollment.

Mr. Senkyire made a comment pertaining to requirement of number of students imposed on the school as a private entity, where there are no such requirements imposed on public schools.

Mr. Kaufman answered a question raised by Dr. Haynes pertaining to school's Master Plan and its student enrollment.

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

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

Conditions to approval: Increase by 45 additional students, which is to be allocated among Lower, Middle, and High schools proportionally, and to continue existing valet service for High School students.

Motion to approve: Dr. Kelly, Second: Dr. Haynes

Approved by a vote of 7 yes (Kelly, Moche, Senkyire, Haynes, Marquez, Mullings, Maron) 0 no

New Hearing

File 24-001920, Michael Maturo, 557 Dow Pl, Block 3012, Lot 1

The applicant is requesting C(1) and C(2) variances to permit a construction of a 1-story addition to a single family residence. Relief is sought for minimum rear yard setback, maximum building and impervious coverage requirements.

Architect: Michael Maturo, AIA

Home owners: Eric and Monica Tuy

Mr. Maturo presented his testimony. Architectural Plan Set dated 5/14/24, last revised 9/25/24 and Engineering plan dated 08/05/24 were submitted as evidence.

Mr. Maturo answered questions raised by Mr. Kates and Mr. Senkyire

Mr. Tuy presented his testimony.

Mr. Volcy and Ms. Gleis made brief comments.

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: Mr. Senkyire, Second: Mr. Moche

Approved by a vote of 7 yes (Kelly, Moche, Senkyire, Haynes, Marquez, Mullings, Maron) 0 no

Motion to adjourn the meeting: Mr. Moche, Second: Mr. Senkyire

Without objections Chairman Maron adjourned the meeting at 10:30 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary