

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Monday, March 24, 2025 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Attorney: Michael Kates, Esq.

Advisors: John Szabo, PP, AICP

Certified Court Reporters: 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	✓ (arrived at 8:20pm)	
Howard Shafer	✓	
Dr. Margaret Haynes		✓
Vanessa Beatriz Marquez	✓	
Theresa Thomas		✓
Dr. Suzanne Mullings	✓	

Approval of Minutes of Previous Meetings

December 19, 2024

Motion to approve: Dr. Kelly, Second: Mr. Maron

Approved by a vote of 2 yes (Kelly, Maron) 0 no

December 23, 2024

Motion to approve: Dr. Mullings Second: Dr. Kelly

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

Adoption of Memorialization Resolution

File ZBA-25-002, Englewood Hospital and Medical Center, 350 Engle St, Block 802, Lot 1.01

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

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

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

Motion to approve: Dr. Kelly, Second: Mr. Maron

Approved by a vote of 4 yes (Kelly, Marquez, Mullings, Maron) 0 no

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

Motion to approve: Dr. Kelly, Second: Mr. Maron

Approved by a vote of 4 yes (Kelly, Marquez, Mullings, Maron) 0 no

New Application

File 24-001928, Arcadis Architects, One Medical, 18 W Palisade Ave, Block 2401, Lot 1.01

The applicant is requesting D(1) variance to permit the use of first floor space of the existing two-story commercial building as a medical office in a district where medical offices are only permitted on upper floors.

Attorney: Brian Chewcaskie, Esq.

One Medical Vice President Real Estate and Development: Jamie Goldberg

Architect: Lucy P Barquio, RA

Treeco, Englewood Terrace LLC, Director of Property Management and Development: Albert J Krull, AIA

Engineer and Planner: Jerry Mitchell, PE, PP

Mr. Chewcaskie made his opening statement.

Mr. Goldberg presented his testimony.

Mr. Goldberg answered questions raised by Board Members and Mr. Kates regarding requirement of having a membership with One Medical, the ownership of One Medical, relationship between Hackensack Meridian and One Medical, provisions for urgent appointments and walk-ins, specific services provided at the facility, and cleaning of premises.

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

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

Mr. Krull presented his testimony. He later answered a question raised by Mr. Kates concerning availability of parking for all tenants at the property.

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

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

Ms. Barquio presented her testimony. Schematic design package dated 09/13/24 was admitted as evidence.

Ms. Barquio answered questions raised by Board Members regarding privacy of patients while waiting at the front reception area, and the fitting of the look of One Medical façade with the rest of the building where most business are of retail nature.

Mr. Shafer asked for a condition to be imposed to have the design of the business façade and inside of front reception area to be constructed in the exact manner as presented during testimony. Mr. Chewcaskie agreed.

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Mr. Mitchell presented his testimony.

Mr. Shafer commented on Master Plan 2024 favorable recommendation regarding medical use on the first floor of downtown districts.

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Mr. Szabo made comments concerning the testimony that was provided and Master Plan 2024 recommendation and follow up action of Governing Body in the future.

The meeting was opened to public for comments. No one came forward.
The public portion of the meeting for comments was then closed.

Mr. Shafer made additional comments on Master Plan 2024 recommendation regarding medical use on the first floor, specifically in D-1b district, quoting document of Master Plan 2024, LU 29(d) page 92 “...*Permit medical offices as a ground-floor use outside of the D-1b zone...*”

Mr. Goldberg answered a question why this specific location was chosen.

Mr. Chewcaskie presented his final arguments noting that the applicant agrees to condition of keeping the design exactly as presented during Ms. Barqui’s testimony and as specified in schematic design package dated 09/13/24.

The nature of the application was discussed between members of the Board.

Motion to approve: Dr. Kelly, Second: Mr. Duque
Denied by a vote of 3 yes (Duque, Kelly, Marquez) 3 no (Shafer, Mullings, Maron)

New Application

File ZBA-25-005, Trinity 433 LLC, 8-12 E Palisade Ave, Block 2403, Lot 3

The applicant is requesting D(1) variance to permit an operation of pet store business which includes retail of pet products, and dog grooming services in the zone where pet grooming is not a permitted use

Attorney: Brian Chewcaskie, Esq.

Wolf Gang Bakery Vice President: Zachary Demetrious

Treeco, Director of Property Management and Development: Albert J Krull, AIA

Architect: Nabil N. Mijalli, RA

Planner: David Spatz, PP, AICP

Mr. Chewcaskie made his opening statement.

Mr. Zachary Demetrious presented his testimony.

Mr. Shafer suggested a condition on approval of not having any pet boarding.

Mr. Demetrious answered a question of entrance for both retail and grooming services raised by Mr. Duque. There is a single same entrance for both services. He also answered a question raised by Mr. Kates regarding the bakery part of the business. Mr. Demetrious answered that pet food will be sold as well as other retail products such as pet accessories.

Mr. Szabo asked if there is a possibility of 8 grooming stations being used at the same time, to which Mr. Demetrious replied that it could be possible, but less than probable.

Mr. Szabo made comments regarding the grooming aspect of the business and compatibility of its use in D-1b zone.

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Mr. Krull presented his testimony.

Mr. Krull answered a question raised by Mr. Shafer of possible excessive barking of dogs during hours of operation of the business. The office of Mr. Krull is located above the subject property and he would insure that there would not be any excessive barking.

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Mr. Mijalli presented his testimony. Floor plan dated 10/04/24 was admitted as evidence. Marked was the following:

A-1 Façade and signage plan prepared by Pattison ID, dated 11/04/24

Mr. Maron asked for percentage of retail space. Mr. Mijalli replied that it was 34%.

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Mr. Spatz presented his testimony.

Mr. Spatz answered questions raised by Mr. Maron and Dr. Mullings, concerning commonly used districts of dog grooming, and the benefit of new dog grooming facility in Englewood D-1b district to the community.

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Mr. Szabo noted that most downtown districts of Englewood permitted dog grooming, specifically excluding D-1a and D-1b districts from such services. Mr. Spatz replied that given the intense variety of uses and pedestrian traffic in D-1b zone and rise and popularity of pet care and grooming services, where retail and grooming is often combined in one facility, this district would be a perfect fit for such uses and would be a compatible addition to the zone. Mr. Spatz also referred to the testimony of Mr. Demetrious that the driven force of the business is not pet grooming, but retail.

Mr. Demetrious stated that by volume the retail represents about 70% of sales in Woof Gang facilities.

The meeting was opened to public for comments. No one came forward.
The public portion of the meeting for comments was then closed.

Mr. Chewcaskie presented his closing arguments.

Mr. Szabo made comments and answered questions raised by Board Members pertaining to common location for businesses such as pet grooming in other towns and the reasons why pet grooming historically was not permitted in centrally located downtown districts. Mr. Szabo noted that typically towns preferred central districts to have more of a retail use and look, where animal grooming was not perceived as compatible use.

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

Approved by a vote of 5 yes (Duque, Kelly, Shafer, Marquez, Mullings) 1 no (Maron)

Without objections Chairman Maron adjourned the meeting at 10:35 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary