

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday, June 12, 2025 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Attorney: Michael Kates, Esq.

Advisors: Frantz Volcy PE, Chelsea Gleis., 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 8:15 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	✓	
Milton Davis	✓	
Dr. Suzanne Mullings	✓	

New Hearing

File ZBA-25-012, Hudson River Pickleball, 456 Nordhoff Pl, Block 2602, Lot 5

The applicant is requesting an amendment to previously approved site plan to permit change in hours of operation

Attorney: Gerald Salerno, Esq.

Managing Partner of Hudson River Pickleball: Zhi Lin

Mr. Salerno made his opening statement. He explained that the site plan was approved and use was permitted in 2024. The applicant is currently seeking change in hours of operation to remove a condition that restricts the business to open for public use no earlier than 4:00 pm on weekdays. Mr. Salerno stated that the business operator observed the parking lot over several months and concluded that there was more than ample parking available during the day and at night at the property, even at times when facility is fully occupied and all 7 courts are in use.

Mr. Kates noted that proof of sufficient notice was provided by applicant and asked if any opposing party contacted Mr. Salerno, to which Mr. Salerno replied that he was not contacted by an opposing party regarding this case.

Mr. Kates questioned Mr. Salerno whether there were any other changes beside hours of operation that applicant was seeking such as addition of pickleball courts, expansion in area, etc. Mr. Salerno clarified that the current application was not challenging or changing the use, but rather seeking to modify the condition that only permitted the facility to open at 4 PM on weekdays. He emphasized that this was not an expansion of the use, number of courts, or parking spaces. Mr. Kates and Mr. Salerno concluded that the application did not require a use variance, and simple majority of 4 votes would be sufficient for the decision on this application.

Mr. Lin presented his testimony. He gave overview of the location, nearby businesses, operation of his business, as well as use of the property by his business and other businesses. Mr. Lin identified himself as the managing member of Hudson River Pickleball Inc., responsible for day-to-day operations. He confirmed the facility opened in early October 2024 and described it as an approximately 20,000 square foot space with 7 pickleball courts. Mr. Lin stated that he conducted a survey over several months, and it showed that on average, less than 28 cars were parked in their facility's designated spaces even when the courts were at full capacity. He emphasized that they never used all 48 spaces allocated to them. Mr. Lin explained that the hourly limitation significantly impeded the business, preventing them from accommodating members who wished to play earlier in the day, particularly retirees. He stated that expanding the hours would help sustain the business, especially with increased competition and nicer weather. Marked was the following:

A-1 Previously approved plot plan with parking plan, dated 05-14-24

Board members and professionals asked various questions about parking arrangements, impact on other tenants, and potential conflicts with truck traffic. Issues of concern were the number of total parking spots at the property verses 48 parking spots designated specifically for Hudson River Pickleball, and the time of other tenant's trucks arrivals and departures. Mr. Lin assured that there had been no issues with parking or conflicts with other tenants or truck deliveries.

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.

After discussion, the chairman called for a motion to approve the application.

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

Approved by a vote of 6 yes (Duque, Kelly, Shafer, Marquez, Davis, Maron) 1 no (Moche)

New Hearing

File ZBA-25-010, Colette N Bradford, 301 Knickerbocker Rd & 267 Cambridge Ave, Block 410, Lots 70, 71

The applicant is requesting C(1) variance to construct a 14-foot wide (300 sq.ft) single story addition next to existing garage at the left side of the principal dwelling. Relief is sought for rear and front yard setback requirements.

Attorney: Gary H. Giannantonio, Esq.

Architect: Lanny Lerner, PA

Mr. Giannantonio made his opening statement.

Mr. Lerner presented his testimony. He explained the proposed changes, including converting the existing garage into a bathroom and closet while adding a new garage. Mr. Lerner testified that the addition would have minimal impact on

neighboring properties and would not encroach on the existing drainage easement. He stated that the property had mature trees along the back property line, which would not be removed.

Marked was the following:

A-1 Architectural Plan Set, dated 03/28/25

Board members asked questions about setbacks, the age of the house, and the necessity of the addition. Mr. Lerner explained that the existing house, likely built in 1948, had only two bathrooms, and the addition would provide a much-needed third bathroom and more functional garage space for the aging homeowners.

Mr. Volcy raised the issue of stormwater management, noting that the ordinance requires it for additions over 140 square feet. The applicant agreed to have stormwater management plan designed by an engineer as a condition of approval.

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.

Chairman Maron called for a motion to approve the application.

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

Approved by a vote of 7 yes (Moche, Duque, Kelly, Shafer, Marquez, Davis, Maron) 0 no

Adoption of Memorialization Resolution

File ZBA-25-006, Naftali & Sybil Cohen, 575 Next Day Hill Rd, Block 1301, Lot 6.02

Motion to approve: Mr. Duque Second: Mr. Moche

Approved by a vote of 5 yes (Moche, Duque, Kelly, Shafer, Marquez) 0 no

Motion to adjourn the meeting: Mr. Moche

Without objections Chairman Maron adjourned the meeting at 9:30 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary