

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Thursday, July 17, 2025 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Attorney: Michael Kates, Esq.

Advisors: Frantz Volcy PE, John Szabo., PP, AICP

Certified Court Reporters: Laura Carucci, CCR, RPR

IT Consultant, Zoom meeting moderator: Asher Forst

Board Secretary: Oksana Leonovich

Call to Order

Chairman Maron called the meeting to order at 8:05 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		✓

Motions to Adjournment of Scheduled Cases and other Motions

File ZBA-25-004, Spencer and Savannah Eisner, 350 Van Nostrand Ave, Block 3706, Lot 3

As per applicant's request, Mr. Maron adjourned this matter to 08/21/25. Applicant to re-notice.

Adoption of Memorialization Resolution

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

Motion to approve: Ms. Marquez, Second: Mr. Duque

Approved by a vote of 5 yes (Duque, Kelly, Marquez, Davis, Maron) 0 no

File ZBA-25-010, Colette N Bradford, 301 Knickerbocker Rd & 267 Cambridge Ave, Block 410, Lots 70, 71
Motion to approve: Mr. Moche, Second: Mr. Senkyire
Approved by a vote of 4 yes (Moche, Duque, Kelly, Marquez) 0 no

Continued Hearing

File ZBA-25-003, Cham Doen Presbyterian Church, 24 W Sheffield Ave, Block 2603, Lot 7.01

The applicant is requesting C(1), C(2), and D(2) variances to permit construction of a 3-story addition. Relief is sought for parking requirements and expansion of non-conforming use.

Attorney: Santo Alampi, Esq.

Architect: Ian Younhak Jeong, RA, AIA

Mr. Alampi provided a brief recap, noting that the Board had completed expert testimony in prior meetings. The application was for a D use variance for the expansion of a preexisting nonconforming use to permit construction of a 3-story addition to the church. At the previous hearings, there had been discussion about the color of the proposed addition. The church and architect had reconsidered the color choice and prepared an alternate rendering to present to the board.

Mr. Jeong presented his testimony. He submitted both architectural designs, the original red brick color that had been proposed and a new gray color option. Mr. Jeong stated that the gray color was a warmer tone that would feel more grounded and would blend better with the surroundings. He described it as having a "quietly strong presence" that would be more calm, modern, and timeless. Marked was the following:

A-7 Architectural design, revised 07/17/25

Mr. Kates requested that Mr. Jeong provide specific details about the brick manufacturer and color specification for inclusion in resolution.

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

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

Mr. Alampi provided a summation of the application, noting that in addition to the testimony provided by the engineer, architect, and church representative, he had also submitted a certification from one of the church elders regarding parking agreements with nearby property owners S. Parker and Abet Inc. These agreements were marked as exhibits A4 and A5. He emphasized that the addition does not increase parking demand under the ordinance nor in actual practice based on how the church functions.

Chairman Maron called for a motion to approve the application with the conditions of: 1) Test pits for drainage must be included as per Mr. Volcy's report, 2) The parking agreements with S. Parker and Abet Inc. must be maintained, and 3) The educational use of the classrooms should be primarily limited to Sundays.

There was discussion regarding the third condition. Mr. Alampi expressed concern about strictly limiting the use of the building to Sundays only, noting that while the Sunday school functions would occur on Sundays, there are other ancillary functions like office use and adult retreats that might occur on weekdays.

Chairman Maron explained that his concern was for safety, particularly regarding children potentially being present when industrial trucks are traveling on Sheffield Avenue on weekdays.

Mr. Szabo added that the parking agreements were based on the understanding that the church's main functions would occur on Sundays when the other businesses aren't operating. He also recalled the testimony that most of the classroom use for children would be on Sunday. There was no concern for other functions such as Bible Study, administrative meetings, prayer meetings and such on weekdays.

Mr. Kates indicated he would draft appropriate condition language to address these concerns, focusing on limiting primary youth educational instruction to Sundays while allowing other adult-oriented church functions during the week.

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. Moche, Second: Mr. Senkyire

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

New Hearing

File ZBA-25-009, Dwight-Englewood School, 315 E Palisade Ave, Block 1901, Lot 8.03

The applicant is requesting C(2) variance to permit construction of a restroom pavilion at the tennis court complex and a staircase connecting the lower Graham House parking lot to the tennis complex. Relief is sought for impervious coverage.

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

Engineer: Jeffrey Morris, P.E., P.P.

Architect: Lucas Koch, R.A., A.I.A.

Director of facilities and operations: Jordan Massey

Mr. Kaufman made his opening statement. He noted that the application had two components: Site plan approval for a small pavilion with restrooms and a staircase at the tennis court complex, and a request to increase the school's enrollment cap from 1060 to 1100 students. Mr. Kaufman stated that a lawsuit related to a previous enrollment increase was ongoing but had no stay issued and would not affect this hearing.

Mr. Koch testified regarding the pavilion design. He explained that the proposed pavilion would serve the tennis courts with two gender-neutral bathrooms and a drinking fountain. The structure would be approximately 657 square feet, and would be located on an area that was already impervious coverage, and would not be visible from outside the school property. Mr. Koch also described a proposed staircase on the west side of the tennis courts that would connect to the lower parking area, providing an additional access point to the courts. This staircase would be the only increase in impervious coverage for the project. Architectural plan dated 02/28/25 was admitted as evidence.

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

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

Mr. Morris presented his testimony. He noted that the staircase would add approximately 0.08% to the impervious coverage, bringing the total from 35.54% to 35.62%. He addressed the stormwater management requirements, stating that the slight increase in impervious coverage would be accommodated by a minor adjustment to the stormwater system. Mr. Morris also provided testimony regarding the enrollment increase request. He presented a parking analysis showing that under the Englewood ordinance, the school would require 264 parking spaces for 1100 students based upon City of Englewood requirement §250-81(h), while the school currently has 304 spaces available. Marked was the following:

A-1 Aerial photograph of campus and parking lots

Board members inquired about the current situation with parking by students on adjacent public streets and the distance of access to main water line. The answers were that there had been cases of some students parking on Walnut St, but they were ticketed. Mr. Morris did not observe student or faculty members parking on streets surrounding the school on days of his visits. On average day the parking lot at the school is not at capacity. Faculty usually come and go throughout the day, and same for HS students. The location to tap into main water and sewer pipe was about 150 feet away from the proposed location of the pavilion. A question was also answered on why the pavilion was not included in plans together with tennis complex in 2024 application. Mr. Massey answered that personnel in the school lead

positions were changed. Originally the pavilion was incorporated into the tennis complex, but then a decision was made that it was not needed. Subsequently, with time, the opinion was changed and plans for pavilion was added again.

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

Lawrence Diener, 293 Palisade Ave, Englewood, NJ 07631

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: Dr. Haynes, Second: Mr. Duque

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

A question arose about whether the enrollment increase was properly noticed and included in the current application. Mr. Kaufman confirmed that it had been advertised and was part of the application, but there was confusion among Board members about whether they were voting on both aspects of the application.

The board voted to approve the pavilion and staircase portion of the application but decided to carry the enrollment increase portion to the August 14, 2025 meeting to allow time for review of additional information, including: 1) a revised exhibit showing the correct parking space count and allocation, 2) a transcript from the previous hearing, 3) traffic report filed with previous hearing

Without objections Chairman Maron adjourned the meeting at 10:00 pm.

Respectfully submitted,
Oksana Leonovich
Board Secretary