

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Monday July 24, 2023 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Members present: Chairman Adam Brown, Vice Chairman David Maron, Dr. Thom Kelly, Mateo Duque, Ayala Geva, and Suzanne Mullings

Members absent: Kenneth Senkyire, Angelina Rivera, Juanita Harris, Uri Moche, Theresa Thomas

Attorney Present: Michael Kates, Esq.

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

Certified Court Reporter: Laura Carucci, CCR, RPR

Certified Court Reporter: Candice Carucci, CCR, RPR

IT Consultant, Zoom meeting moderator: Asher Forst

Meeting called to order at 8:05 p.m.

Roll call, reading of open public meeting statement

Oath of Service

Mr. Kates swore in Suzanne Mullings as Alternate Member No. 4, term expiring 12/31/2023

New application

File ZBA 2023-6 Ivy Lane Associates LLC, 19 & 21 W Ivy Ln., Block 701, Lots 16, 17

D(1), D(6), C(1) and C(2) variances are requested to permit a construction of residential townhouse development consisting of 21 units in a one-family zoning district. Relief sought for front yard and rear yard setbacks, rear yard coverage, building height, and building coverage requirements. Waiver is requested for parking space size requirement.

Mr. Brown talked to Mr. Paster, the applicant's attorney, about the waivers and variances requested for a multifamily development proposed in the single-family district. Mr. Brown noted that there were many multi-family zoning districts in the City, but the applicant had chosen to propose the development in single-family zoning district. Furthermore, Mr. Brown stated that this application should be held to standards specific to the multi-family zoning districts. Mr. Paster replied that it would be the Board's prerogative to consider the placement of the development.

Mr. Szabo went over the issues that caused his decision to deem the application incomplete. He stated that many of the issues could be addressed during testimony and advised the Board that he had no objections if the Board chose to deem the application complete.

Motion to accept the application as complete: Mr. Maron, Second: Ms. Mullings

Approved by a vote of 6 yes (Duque, Kelly, Geva, Mullings, Maron, Brown)

Gregg Paster, attorney representing the applicant addressed the Board and gave the summary of the application.

Perry Frenzel, the engineer for the applicant presented his expert testimony. Site plan dated 04/24/23 was submitted as evidence.

Mr. Frenzel answered questions raised by Board Members

Mr. Volcy stated that the drainage system and use of pervious materials was satisfactory, but the landscaping plans and the tree replacement desired to be more. Mr. Frenzel agreed to go back to the site and look at possible revisions to the landscape plan.

Mr. Brown asked Mr. Paster to instruct the planner to research the area and explain why this type of development was planned for the single-residence zone when multiple multifamily zones already exists in the City.

Mr. Szabo expressed concerns about the density variance requested, as well as the need of landscape and planting buffers verses proposed buffers.

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

Charles Baldanza, RA,PE,PP of Baldanza Design, 645 Westwood Ave., Sutie 204, River Vale, NJ 07675 representing:

Robert F. Bohlander, 33 W. Ivy, Englewood NJ 07631

Howard Seiden, 88 Willow Lane, Tenafly NJ 07670

Gary L'Heureux, 139 Walnut Drive, Tenafly NJ 07670

Ying Huang, 141 Walnut Lane, Tenafly NJ 07670

Maria Hernandez of 82 Willow, Tenafly NJ 07670

Mark Zinna, Mayor of Tenafly NJ

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

Rebecca Gordon, 490 Lydecker St., Englewood NJ 07631

The public portion of the meeting for questions was then closed

The application was scheduled for continued hearing on September 11, 2023.

Resolutions

File ZBA 2023-4 City View Surgical Center, 28-46 S. Dean St. Block 2403, Lot 7.02

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

Approved by a vote of 4 yes (Kelly, Geva, Maron, Brown) 0 no

File ZBA 2023-3 Daniel and Joyce Straus, 42 Lincoln St., Block 1602, Lot 10

Motion to approve: Mr. Kelly, Second: Mr. Brown

Approved by a vote of 3 yes (Kelly, Geva, Brown), 0 no

Minutes

May 18, 2023

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

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

May 22, 2023

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

Approved by a vote of 5 yes (Duque, Kelly, Geva, Maron, Brown), 0 no

Vice Chairman Maron adjourned the meeting at 10:35 pm.

Respectfully submitted,

Oksana Leonovich

Board Secretary