

STATE OF NEW JERSEY
COUNTY OF BERGEN
BOROUGH OF ELMWOOD PARK
ZONING BOARD OF ADJUSTMENT

IN RE:
MATTERS AND DECISIONS RENDERED
ON WEDNESDAY, AUGUST 26, 2020

AUGUST 26, 2020
Municipal Building
Elmwood Park, New Jersey 07407
Commencing at 7:30 pm

B E F O R E:
THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF
ELMWOOD PARK
PRESENT:

- JAMES GOLEMBISKI, Chairman
- FRANK BAGLIERI, Bd. Secretary
- DEBORAH ALVAREZ, Member
- DOMINICK SCALCIONE, Member
- ANGELO PANETTA, Member
- KEN VANRYE, Member
- MARK GLOEDE, Member
- CHAKIB FAKHOURY, Member
- JOHN CONTE, JR., ESQ., Bd. Atty.

I N D E X

APPLICANT	DISPOSITION	PAGE
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AGENDA:

SIMON SHERFER (A20-002)	CARRIED	3
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PETER TRAWINSKI (A20-009)	GRANTED	4
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DOUG SYBEL (A20-010)	GRANTED	4
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RESOLUTION:

LARISSE GUTIERREZ & GENSON CASTILLO (A20-008)		3
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THE CHAIRMAN: Good evening, I call the August 2020 meeting of the Elmwood Park Zoning Board of Adjustment to order, according to the Open Public Meetings Act.

(Whereupon the flag salute commences.)

At this time the Notice Requirements were read into the record.

Roll call vote: Present were Members Golembiski, Baglieri, VanRye, Panetta, Alvarez, Scalcione, Gloede and Fakhoury; Member Beniamini is absent.

Mr. Scalcione questioned whether proper notice was given as this is a special meeting. The Chairman said it was not a special meeting and therefore notice is appropriately given.

Mr. VanRye made a motion to table the approval of the minutes until a later date, seconded by Ms. Alvarez.

Roll call vote: All voted in favor of the motion.

Ms. Alvarez made a motion to accept the Resolution in the matter of LARISSE GUTIERREZ & GENSON CASTILLO (A20-008), seconded by Mr. Fakhoury.

Roll call vote: All voted in favor of the motion; Mr. Panetta and Mr. Baglieri abstained.

SIMON SHERFER (A20-002) (CARRIED)
 PREMISES AFFECTED: 18 English Avenue, Block 503, Lot 19
 PURPOSE: Variance for side yard setback and determination of a legal 2 family.

The Chairman acknowledged the Board is in receipt of a letter from Simon Sherfer regarding application A20-002, indicating he will be hiring an attorney to help him with the application and requesting it be carried to September 23, 2020, and waiving any time constraints on the Board.

Mr. Fakhoury made a motion to approve carrying this application without prejudice, seconded by Ms. Alvarez.

Roll call vote: All voted in favor.

PETER TRAWINSKI (A20-009) (GRANTED)
PREMISES AFFECTED: 7 Grant Street, Block 721, Lot 1.01
PURPOSE: Variance for 6 foot fence.

PETER TRAWINSKI, sworn, testified that the fence will be a 3-foot-high open fence for 65 feet from the curb, then it go up to 6 feet. It is to match the height of the neighbor's fence.

Exhibits A-1 (photo) and A-2 (photo) were received and marked.

After further questioning and discussion, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public.

Mr. VanRye made a motion to approve, seconded by Mr. Gloede.

Roll call vote: All voted in favor.

DOUG SYBEL (A20-010) (GRANTED)
PROPERTY AFFECTED: 66 Hillman Drive, Block 1203, Lot 19
PURPOSE: Variance for front yard, side yard setback, side yard combo and height.

DOUG SYBEL, sworn, testified that he's adding a 2 1/2 story addition to the house. The side yard and combined side yard setback variances are preexisting conditions. The front yard setback variance is proposed at 24 feet, where 25 is required. This is for the front porch steps only. The height variance is due to the hill his house is on. The first floor is 6 foot 3 from the mean curb. He also stipulated that the basement will not be converted into an apartment.

After further questioning and discussion, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public.

Ms. Alvarez made a motion to approve, seconded by Mr. Scalcione.

Roll call vote: All voted in favor.

Mr. Scalcione asked about putting the agendas and minutes on the Borough's website. The Chairman replied that the

Clerk is responsible for uploading them to the Borough website. The Chairman also commented that no regulation or ordinance are being violated because the minutes are available at Borough Hall to anyone that OPRA requests them.

There being no further business, a motion was made and seconded, all voted in favor of adjournment.

BOARD SECRETARY