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

IN RE: MATTERS AND DECISIONS
RENDERED ON
WEDNESDAY, JANUARY 27, 2021

TAKEN PLACE: Municipal Building
Elmwood Park, New Jersey
Commencing at 7:30 PM

BEFORE: THE ELMWOOD PARK ZONING
BOARD OF ADJUSTMENT

PRESENT:

JAMES GOLEMBISKI, CHAIRMAN
FRANK BAGLIERI, Bd. Secretary
JOSEPH BENIAMINI, (VIA PHONE)
DEBORAH ALVAREZ, Member
DOMINICK SCALCIONE, Member
ANGELO PANETTA, Member
KEN VANRYE, Member
MARK GLOEDE, Absent
CHAKIB FAKHOURY, Member

ALSO PRESENT

JOHN CONTE, ESQ.,
ATTORNEY TO THE BOARD

ROBERT MONACO, BOARD ENGINEER

MINUTES PREPARED BY:
BETH CALDERONE
CERTIFIED COURT REPORTER
75 Ottawa Avenue
Hasbrouck Heights, NJ 07604
(201) 982-5157
Email-Calderone2000@aol.com

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JANUARY 27, 2021

Chairman Golembiski called the regular meeting of the Elmwood Park ZONING BOARD OF ADJUSTMENT to order, according to the Open Public Meeting Act. JANUARY 27, 2021

(WHEREUPON THE FLAG SALUTE)

MINUTES: NOVEMBER 23, 2020

C. FAKHOURY moved to accept the minutes of November 23, 2020, Second by D. ALVAREZ

ALL MEMBERS VOTED IN THE AFFIRMATIVE TO ACCEPT MINUTES (Member D. Scalcione abstained)

RESOLUTIONS:

RESOLUTION NO. A20-012 JAN & DIANA KUTARINIA, 125 Summit Avenue, variance for height.

Motion to approve by A. Panetta, Second by D. Alvarez.

ALL VOTED IN THE AFFIRMATIVE TO APPROVE (member D. Scalcione abstained)

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RESOLUTION A20-013 DARIUZ TROCHIM,
39 Donor Avenue, Variance for side yard setback
Motion to approve offered by A.
Panetta, Second by C. Fakhoury.

ALL VOTED IN THE AFFIRMATIVE TO
APPROVE (member D. Scalcione abstained)

RESOLUTION No. A20-017 JULIE MUNS,
174 Godwin Avenue, Block 502, Lot 12
Variance for front yard setback
Motion offered for approval by C.
Fakhoury, Second F. Baglier

ALL VOTED IN THE AFFIRMATIVE TO
APPROVE (member D. Scalcione abstained)

REORGANIZATION 2021 MEMBERS PRESENT
JAMES GOLEMBISKI, FRANK BAGLIERI,
JOSEPH BENIAMINI (VIA PHONE), DEBORAH ALVAREZ,
DOMINICK SCALCIONE, ANGELO PANETTA, KEN VANRYE,
CHAKIB FAKHOURY, JOHN CONTE, ESQ., ROBERT MONACO,
ENGINEER

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NOMINATION FOR CHAIRMAN 2021

A. Panetta nominated J. Golembiski
as Chairman for the year 2021, second by D. Alvarez

ALL VOTED IN THE AFFIRMATIVE J.
Golembiski, abstained

NOMINATION FOR VICE CHAIRMAN 2021

J. Beniamini nominated Frank Baglier
as Vice Chairman, Second by A. Panetta.

ALL VOTED IN THE AFFIRMATIVE Member
F. Baglier abstained.

NOMINATION FOR SECRETARY 2021

A. Panetta nominated F. Baglier as
secretary, second by D. Alvarez.

ALL VOTED IN THE AFFIRMATIVE Member
F. Baglier abstained.

BOARD ATTORNEY:

A. Panetta offers a motion to accept
the RFQ of John Conte, Esq. Second by F. Baglier

ALL MEMBERS VOTED IN THE AFFIRMATIVE

BOARD ENGINEER:

The board received two RFQs for
Board Engineer request. Neglia Engineering and
Boswell Engineering.

BOSWELL ENGINEERING BOARD VOTES IN

1 FAVOR A. Panetta, C. Fakhoury, J. Golembiski, D.
2 Alvarez, J. Feniamini, F. Baglier, K. Van Rye in
3 favor of Boswell Engineering. D. Scalcione opposed.

4 NEGLIA ENGINEERING BOARD VOTES IN
5 OPPOSITION A. Panetta, C. Fakhoury, J. Golembiski,
6 D. Alvarez, J. Beniaminii, F. Baglier, K. Van Rye.
7 D. Scalcione voted in the affirmative.

8 MEETING DATES:

- 9 JANUARY 27, 2021
- 10 FEBRUARY, 24, 2021
- 11 MARCH 24, 2021
- 12 APRIL 28, 2021
- 13 MAY 26m 2021
- 14 JUNE 23, 2021
- 15 JULY 28, 2021
- 16 AUGUST (NO MEETING)
- 17 SEPTEMBER 22, 2021
- 18 OCTOBER 27, 2021
- 19 NOVEMBER 22, 2021 (MONDAY)
- 20 DECEMBER 15, 2021

21 A. Panetta offers a motion to accept
22 the Calendar dates for the year 2021, Second by D.
23 Scalcione

24 ALL MEMBERS VOTE IN THE AFFIRMATIVE
25 ACCEPTING MEETING DATES

26 -----
27 MEETING OF THE ELMWOOD PARK ZONING
28 BOARD JANUARY 27, 2021

29 MEMBER A. PANETTA and D. ALVAREZ,
30 1st Alternate, were sworn in by Mr. Conte.

31 -----
32 APPLICATION NO. A20-018 JOSEPH
33 CARLOS 80 Willow Street, Block 1108, Lot 10
34 Variance for fence height.
35

1 Joseph Carlos, applicant stated his
 2 intentions to apply for a variance for fence height
 on his corner lot of 80 Willow Street.

3 Applicant's proposed fence is to be
 4 on the Bellevue Avenue side. Applicant proposes to
 install a six foot fence off the property. A five
 5 foot solid fence with a one foot picket on top. The
 applicant is proposing the fence on the Bellevue
 6 Avenue side for privacy and safety reasons for
 their growing family.

7 Applicant will not be impeding on
 any traffic or sidewalks. The proposed fence will
 8 be approximately 11.5 feet off of Bellevue Avenue
 from the sidewalk.

9 BOARD DISCUSSED and recommends that
 the proposed fence be placed at least one foot off
 of the sidewalk.

10 The building department will need to
 approve the location being the property is on a
 11 corner lot.

12 NO PUBLIC IN ATTENDANCE IN FAVOR OR
 OPPOSITION

13 D. Scalcione moves to approve,
 second by K. Van Rye, subject to approval by the
 code official as to the location of the fence.

14 ALL MEMBERS VOTE IN THE AFFIRMATIVE
 TO APPROVE THE APPLICATION. Motion carries.

15
 16 -----
 17 BOARD DISCUSSION: Fournier Crescent.
 The applicant basically diverted from the approved
 18 plans, and was adding a room in the rear of the
 property. The board approved a different set of
 19 drawings when application was heard before the
 board.

20 The applicant revised the plans and
 are still within the height that was granted, but
 21 turning the building dwelling sideways. Applicant
 did other construction to the home. There was a
 22 stop order issued and applicant made revisions to
 comply to code requirements.

23 -----
 24
 25 THERE BEING NO FURTHER BUSINESS
 BEFORE THE ELMWOOD PARK ZONING BOARD, THE MEETING
 ADJOURNED BY UNANIMOUS VOTE @8:10 PM