

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MARCH 22, 2023

Chairman Golembiski called the MARCH 22, 2023 regular meeting of the ELMWOOD PARK ZONING BOARD OF ADJUSTMENT to order, according to the Open Public Meeting Act.

(WHEREUPON THE FLAG SALUTE)

AGENDA ITEMS

MINUTES OF FEBRUARY 22, 2023

Motion offered to accept minutes as written by A. Panetta, second C. Fakhoury.

Members Panetta, Castro-Rijo Feliciano, Fakhoury and Golembiski vote to approve. Members Gloede and Baglieri abstained.

RESOLUTIONS:

A23-006 Kevork Kiwanian
16 Elizabeth Street
BLOCK 108, Lot 15
Variance for lot Coverage, front yard, and front green.

Member A. Panetta moved the Resolution to accept as written, second by C. Fakhoury.

Members Panetta, Castro-Riso, Feliciano, Fakhoury and Golembiski vote to approve. Members Gloede and Baglieri abstained.

RESOLUTION APPROVED

RESOLUTION A23-007
Lauren & Joseph Ferreri
6 Beech Street
BLOCK 1013, Lot 6
Variance for lot coverage.

Motion offered by A. Panetta, second by C. Fakhoury to accept Resolution as written.

Members Panetta, Castro-Rijo, Feliciano, Fakhoury and Golembiski vote to approve. Members Gloede and Baglieri abstained.

RESOLUTION APPROVED

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF NEW JERSEY

COUNTY OF BERGEN

BOROUGH OF ELMWOOD PARK
ZONING BOARD OF ADJUSTMENT

IN RE: MATTERS AND DECISIONS
RENDERED AT PUBLIC MEETING
WEDNESDAY, MARCH 22, 2023

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

BEFORE: THE ELMWOOD PARK ZONING
BOARD OF ADJUSTMENT

PRESENT:

JAMES GOLEMBISKI, CHAIRMAN/SECRETARY
FRANK BAGLIERI, Member
JOSEPH BENIAMINI, Absent
ANGELO PANETTA, Member
MARK GLOEDE, Member
GREG LATEROVIAN, Member
(Arrived 7:40 PM)
CHAKIB FAKHOURY, Member
MIRNA CASTRO-RIJO, Member
ROBERT FELICIANO, Member

ALSO PRESENT
JOHN A. CONTE, JR., ESQ.,
ATTORNEY TO THE BOARD

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

RESOLUTION: A22-019 EMAN ALAWAMLEH
49 FOURNIER CRESCENT
BLOCK 1515, Lot 11.02
Variance for building height.

JENNIFER BERARDO, ESQ., on behalf of
the applicant.

Application A22-019 had been denied,
and the Resolution is pending.

The applicant retained an attorney
prior to Resolution approval to provide
supplemental testimony on the denial of the
application due to a modification and design of a
covered porch, causing a height variance. The
applicant sought relief, albeit, after construction
of the portion of the roof line.

Applicant's attorney reviewed the
two meeting transcripts stating perhaps there was
some confusion by what was stated by the applicant
during the prior hearings, and respectfully
requests the applicant be given an opportunity for
reconsideration to provide additional information
to clarify the application before the board.

NEW Notice to the public will be
given for the new meeting date.

Chairman Golembiski reminded the
board attorney that there are two new members,
yielding only six members being able to vote on the
application, unless the transcript of the initial
hearing is ordered by the applicant. Applicant
waives any time constraints.

C. Fakhoury offers a motion to carry
the Resolution to allow more time for supplemental
information. Second by F. Baglieri.

Members Fakhoury, Baglieri, Panetta,
Golembiski vote in the affirmative to carry the
Resolution for further information.

Members Gloede, Laterovian vote in
the negative. Members Feliciano and Castro-Rijo
abstained.

APPROVED FOR RECONSIDERATION

THERE BEING NO FURTHER BUSINESS THE
ZONING BOARD ADJOURNED BY UNANIMOUS VOTE