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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 AT PUBLIC MEETING
WEDNESDAY, JUNE 28, 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
CHAKIB FAKHOURY, absent
MIRNA CASTRO-PLACE, absent
ROBERT FELICIANO, absent
JENNIFER ROMERO, 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

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JUNE 28, 2023

Chairman Golembiski called the JUNE 28, 2023 regular meeting of the ELMWOOD PARK ZONING BOARD OF ADJUSTMENT to order, according to the Open Public Meeting Act @7:30 PM

(WHEREUPON THE FLAG SALUTE)

AGENDA ITEMS

MINUTES: MINUTES OF MAY 24, 2023
Motion offered by Member Panetta,
second By G. Laterovian to accept minutes as
written.

MEMBERS APPROVED MINUTES AS
SUBMITTED Member Romero abstained

OLD BUSINESS:

A22-019 Eman Alawamleh
49 Fournier Crescent
Variance for building height.

Member Baglieri offered Motion to
dismiss without prejudice, second by Member
Panetta.

APPROVED BY BOARD MEMBERS

Member Romero abstained.

RESOLUTION:

A23-011 Javier Quijano
30 Hillman Drive
Block 1203, Lot 5
Variance for side yard setback.

Motion offered to accept Resolution
by Member Panetta, second by Member Laterovian

MEMBERS APPROVED MOTION TO ACCEPT
RESOLUTION AS WRITTEN: Members Gloede and Romero
abstained.

1 (MEMBER JENNIFER ROMERO SWORN IN)

2

A23-012 LLIJA NIKOLOSI
152 East 54th Street
Block 502, Lot 26
APPLICANT WITHDREW APPLICATION

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A23-013 Estate of Madeline Wysocki
23 Willow Street
Block 102, Lot 28
Clarification of a two-family

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Chairman Golembiski recused

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Madeline Rizzo Savas, Esq., on
behalf of the applicant.

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Applicant Patricia Sabato is seeking
an interpretation that the property is a two-family
home. Applicant is seeking a legal status of the
two-family, since the borough never recognized the
second floor apartment as illegal. The home was
purchased in 1964 as two-family. Applicant stated
there have been two separate electric utility
meters, the home has never been altered stating
there is existing separate entrances to each unit.
Parking on site and off site is adequate.

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PUBLIC IN FAVOR OR OPPOSITION

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James Golembiski explained the
history of the homes in the area, as pre-existing
nonconforming two-family dwelling units, in a
single family zone, that existed prior to the
ordinance.

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Motion offered for approval, by
Member Panetta, to deem the property as a legal
nonconforming two-family structure, with a
stipulation that any modification to the home would
be an expansion of a nonconforming structure,
needing an application to the zoning board, second
by Member Laterovian.

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ALL MEMBERS VOTED TO APPROVED THE
APPLICATION.

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APPROVED

1 A23-014 NJM AUTO GROUP, LLC
65 Broadway
2 Block 123, Lot 2
Continued C.O

3 Michael Oxman, Esq., on behalf of
4 the applicant
5 Ali Abdelai representative seeking a
6 continued Certificate of occupancy of a
7 pre-existing non-conforming use.

8 The property has been an existing
9 used car dealership. Hours of operation will stay
10 the same, Monday through Friday, 9:30 AM to 6:30
11 PM. Saturday 9:30 to 5:30 PM. Applicant will have
12 four employees with the limited business of used
13 cars, sedans, SUV's and pickups. Total Maximum
amount of vehicles for sale, 43.

14 No changes to the layout of the lot.
15 Exhibits entered showing locations of parking,
16 employee parking and customer parking.

17 No body work, repairs or washing of
18 vehicles on premises. Screening from the
19 residential area with a six foot high solid fencing
20 and stipulated to no parking of vehicles or
21 employee vehicles off site.

22 NO PUBLIC IN FAVOR OR OPPOSITION

23 MOTION offered by Member Panetta,
24 Second by M. Gloede to approve the application.
25 ALL MEMBERS UNANIMOUSLY APPROVE THE
APPLICATION

26 APPROVED
27 -----
28 A23-015
29 Sean Dawson and Harvey Olarte
30 37 Lee Street, Block 603, Lot 35
31 Variance to fill in 2 negative
32 driveways and eliminate garage.

33 Aneta Dawson and Sean Dawson,
34 applicants requests elimination of a garage.
35 Applicant wishes to fill in the
36 driveway and eliminate the garage reducing the
37 amount of grass, basically filling in the green
38 area and closing off the garage due to excessive
39 water problems with the existing slope of the
40 garage. Applicant will re-construct the driveway
41 wider for adequate parking of vehicles.

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Applicant has sump pumps, french drains on top of the driveway, and with the heavy rains, it continues to flood the dwelling.

NO PUBLIC IN FAVOR OR OPPOSITION

Member Panetta offers motion to approve, second by Member Laterovian.

ALL MEMBERS UNANIMOUSLY APPROVED THE APPLICATION

APPROVED

NO FURTHER BUSINESS THE ZONING BOARD OF ADJUSTMENT ADJOURNED BY UNANIMOUS VOTE