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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, JULY 26, 2023

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

BEFORE: THE ELMWOOD PARK ZONING
BOARD OF ADJUSTMENT

MEMBERS PRESENT:

JAMES GOLEMBISKI, CHAIRMAN/SECRETARY
FRANK BAGLIERI, absent
JOSEPH BENIAMINI, absent
ANGELO PANETTA, absent
MARK GLOEDE, Member
GREG LATEROVIAN, absent
CHAKIB FAKHOURY, Member
MIRNA CASTRO-PLACE, Member
ROBERT FELICIANO, absent
JENNIFER ROMERO, absent

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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JULY 26, 2023

Chairman Golembiski called the JULY 26, 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 JUNE, 2023
Zoning Board meeting
Motion offered by M. Gloede, second by C. Fakhoury to accept minutes as written.

ALL MEMBERS UNANIMOUSLY APPROVED
MINUTES AS SUBMITTED

RESOLUTIONS:

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

RESOLUTION APPROVED BY UNANIMOUS
VOTE

A23-012 IIJA NIKOLOSKI
152 East 54th Street
Variance for front yard and
Second curb cut
Applicant withdrew application

MEMBERS UNANIMOUSLY APPROVED THE
RESOLUTION

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

MEMBERS UNANIMOUSLY APPROVED THE
RESOLUTION

A23-015 SEAN DAWSON & HARVEY OLARTE
35/37 Lee Street
Block, 603, Lot 35

MEMBERS UNANIMOUSLY APPROVED THE
RESOLUTION

A22-019 EMAN ALAWAMLEH
49 Fournier Crescent
BLOCK 1515, Lot 11.02
VARIANCE FOR BUILDING HEIGHT
DISMISSED WITHOUT PREJUDICE

DISCUSSION: Board Attorney, John A.
Conte, Jr., reviewed with the board members the
communication by letter sent to the applicant's
attorney regarding the matter and dismissal.

NO FURTHER BUSINESS BEFORE THE
ZONING BOARD THE MEETING IS ADJOURNED BY UNANIMOUS
VOTE @7:45 PM