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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, SEPTEMBER 27, 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, Member
MARK GLOEDE, Member
GREG LATEROVIAN, Member
CHAKIB FAKHOURY, Member
MIRNA CASTRO-PLACE, Member
ROBERT FELICIANO, Member
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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SEPTEMBER 27, 2023

Chairman Golembiski called the
SEPTEMBER 27, 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 JULY 26, 2023
Zoning Board meeting
Motion offered by Member Fakhoury,
Second by Member Gloede APPROVED AS WRITTEN

A23-016 Surjeet Singh
30 Rosemont Avenue
Block 104, Lot 15
Variance for building coverage

Architect, Marian Arjani on behalf
of the applicant. The applicant is before the board
proposing a structural compliant deck to be erected
on the second story of the dwelling. The deck will
have stairs down to the rear yard. The deck will be
an open air deck, and approximately 22.3 feet by 16
feet increasing building coverage to 29 percent
whereas 25 percent is required, therefore
requesting the variance.

Required storm water management will
be subject to review by the board engineer for
approval. Applicant will comply with all code
requirements and permits.

NO PUBLIC IN FAVOR OR OPPOSITION

UNANIMOUSLY APPROVED BY 7-0 VOTE IN
FAVOR

1 A23-017 Cathy Hervias
14 Lincoln Avenue
2 Block 407, Lot 7
Variance for side yard setback
3

4 Applicants being at their final
stage of their addition to their home, applicant is
5 before the board requesting to maintain already
erected the second story deck over the existing
6 garage, requiring a side yard setback variance. A
prior approval for construction did not include the
deck.

7 The requested variance is for 10
feet, whereas five feet is required.

8 NO PUBLIC IN FAVOR OR IN OPPOSITION

9 MOTION to approve by Member
10 Laterovian, second by Member Fakhoury.
UNANIMOUSLY APPROVED BY 7-0 VOTE IN
11 FAVOR

12 A23-018
13 Kwabena & Rayfred Ansah
20 13th Avenue
14 Block 306, Lot 5

15 Variance lot coverage, front yard
setback, green area front yard, multiple rooms in
16 finished basement

17 Applicant is requesting the
variances for more living space in their dwelling
for their growing family needs. Applicant is
18 seeking a second story four bedroom addition to
their home, squaring off the two front corners and
19 rear corner, and will not be exacerbating the
existing setbacks.

20 Tomasz Bona, Architect, described
the plans stating the house is currently 1,100
21 square feet, adding the addition, the dwelling will
be a total of 2,044 square feet. Lot coverage
22 request is 26.6 percent where 25 percent maximum is
permitted. The existing front yard setback will
23 remain at 9.38 existing, with green area at 41.2
percent, where a minimum of 45 percent is required.

24 Applicant stipulated to having NO
kitchen in the basement, no closet. Applicant will
25 have an open concept basement plan with a bathroom
that has a shower.

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Applicant stipulated that the basement will never be used as a separate dwelling unit, having an existing entrance to the rear.

The dwelling is a one family and will remain as a one family.

NO PUBLIC IN FAVOR OR OPPOSITION

MOTION to approve by Member Laterovian, second by Member Fakhoury.

APPROVED BY 6-1 IN FAVOR

A23-019
Harneet Thoham d/b/a Absgu Eyebrows
Threding Place
99-101 Broadway
Block 125, Lot 1
N-C Zone

Applicant is before the Zoning board requesting a use variance for expansion of their services in the N-C zone. Applicant is operating within their existing salon and is seeking permitted uses for the stated stipulated procedures.

The salon provides make-up services. Applicant's intention is to provide eyebrow, colored lips, make-up, pigment correction, areola services and micro-blading and micro pigmentation.

The salon is in existence and they plan on providing those additional services for their patrons.

This is not a Tattoo process. There will be no tattooing on the premises. No body piercing.

Hours of operation Tuesday through Saturday, 10:30 AM - 6:30 PM.

NO PUBLIC IN FAVOR OR OPPOSITION

MOTION to approve by Member Laterovian, second by Member Gloede.

APPROVED BY 7-0 IN FAVOR

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NO FURTHER BUSIENSS BEFORE THE
ZONING BOARD MEETING ADJOURNED BY UNANIMOUS VOTE