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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  
MONDAY, DECEMBER 18, 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, Member  
JOSEPH BENIAMINI, absent  
ANGELO PANETTA, Member  
MARK GLOEDE, Member  
GREG LATEROVIAN, Member  
CHAKIB FAKHOURY, Member  
MIRNA CASTRO-PLACE, Absent  
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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DECEMBER 18, 2023

Chairman Golembiski called the  
DECEMBER 18, 2023 regular meeting of the ELMWOOD  
PARK ZONING BOARD OF ADJUSTMENT to order, according  
to the Open Public Meeting Act @7:30 PM

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(WHEREUPON THE FLAG SALUTE)  
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AGENDA ITEMS

MINUTES: NOVEMBER 20, 2023  
Motion offered by A. Panetta, second  
By M. Gloede

(APPROVED AS WRITTEN)  
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RESOLUTION:  
A23-021 Siamak Samoohi  
DD FITNESS, LLC  
241 Molnar Drive  
BLOCK 1107, Lot 1  
Use variance for Fitness Studio

Motion to Approve by C. Fakhoury,  
second by G. Laterovian

(APPROVED AS WRITTEN)  
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RESOLUTION:  
A23-022 FRED NOURI  
93 Miller Avenue  
Block 705, Lot 22  
Variance for building coverage and  
front yard setback.

Motion offered to approve Resolution  
by M. Gloede, Second by G. Laterovian

(APPROVED AS WRITTEN)

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BOARD DISCUSSION:

RESOLUTION correction on applicant GARY VERGA. Discussion regarding the hours of the parking of buses should be changed in the Resolution.

Hours of operation for parking of vehicles now being 6:30 AM - 5:30 PM for the parking lot area of the site.

Motion offered by A. Panetta, second by C. Fakhoury.

(APPROVED BY UNANIMOUS VOTE)

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DISCUSSION OF MEETING DATES:  
2024 Zoning Board of Adjustment  
Meeting Dates:

- January 24, 2024
- February 28, 2024
- March 27, 2024
- April 24, 2024
- May 22, 2024
- June 26, 2024
- July 24, 2024
- AUGUST (NO MEETING)
- September 25, 2024
- October 23, 2024
- November 25, 2024
- December 18, 2024

(APPROVED MEETING DATES BY UNANIMOUS VOTE)

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(NO FURTHER BUSINESS BEFORE the BOARD, THE ZONING BOARD ADJOURNED SAID MEETING @7:45 PM)