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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, FEBRUARY 28, 2024

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, VICE CHAIRMAN
ANGELO PANETTA, Member
GREG LATEROVIAN, absent
CHAKIB FAKHOURY, Member
MIRNA CASTRO-PLACE, Member
ROBERT FELICIANO, Member
JENNIFER ROMERO, absent
SALVATORE ALIANO, 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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FEBRUARY 28, 2024

CHAIRMAN JAMES GOLEMBISKI called the February 28, 2024 ELMWOOD PARK ZONING BOARD OF ADJUSTMENT meeting to order, according to the Open Public Meeting Act @7:30 PM

FLAG SALUTE

Member Salvatore Aliano sworn in by John A. Conte, Jr, Esquire

NEGLIA ENGINEERING firm appointed by the Elmwood Park Zoning Board of Adjustment for the year 2024

UNANIMOUSLY APPROVED

Minutes January 24, 2024
APPROVED BY UNANIMOUS VOTE

A23-001 Clemente Madarang
8 Fournier Crescent
Block 1505, Lot 30
Application approved February 22, 2023. Applicant requesting an extension.

MOTION TO APPROVE TO EXTEND to February 22, 2025
ALL MEMBERS APPROVED BY UNANIMOUS VOTE

A24-001 Jose and Diane Barrios
22 Elizabeth Avenue
Block 108, Lot 17
Variance for front yard, side yard, and combined side yard.
Applicant is seeking front, side and combined side yard setback on his construction for their addition for a second level. The addition is not encroaching on the existing side yards, they will remain with the existing footprint. Applicant stipulated to remove the bathroom in the attic.

1 Applicant's intentions are to build
2 straight up with a finished attic, and stipulated
3 no bathroom. The home will remain a one family
4 dwelling. The Footprint is not changing.

5 Applicant is building a covered
6 opened porch/deck, and it will remain opened. The
7 existing 5.6 feet on the right side yard and 13.7
8 on the left side yard will remain the same.

9 The front yard setback will remain
10 24.9 feet. The finished basement will not have a
11 kitchen.

12 No permits will be issued until
13 revised plans are submitted to the building
14 department.

15 NO PUBLIC IN FAVOR OR OPPOSITION

16 MOTION offered by Member C.
17 Fakhoury, second by R. Feliciano to approve the
18 application.

19 ROLL CALL:
20 JAMES GOLEMBISKI: Yes.
21 FRANK BAGLIERI: Yes.
22 ANGELO PANETTA: Yes.
23 CHAKIB FAKHOURY: Aye.
24 MIRNA CASTRO-PLACE: Yes.
25 ROBERT FELICIANO: Yes.
SALVATORE ALIANO: Yes.

 ALL MEMBERS VOTED UNANIMOUSLY IN THE
AFFIRMATIVE TO APPROVE APPLICATION
APPLICATION APPROVED

THERE BEING NO FURTHER BUSINESS
BEFORE THE ZONING BOARD THE MEETING ADJOURNED BY
UNANIMOUS VOTE @8:00 PM

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