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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, April 24, 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, Absent
- ANGELO PANETTA, Member
- GREG LATEROVIAN, Member
- CHAKIB FAKHOURY, Absent
- MIRNA CASTRO-PLACE, Member
- ROBERT FELICIANO, Absent
- JENNIFER ROMERO, Member
- SALVATORE ALIANO, Member

ALSO PRESENT
RICHARD J. KILSTEIN, 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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April 24, 2024

Chairman Golembiski called the April 24, 2024 regular meeting of the ELMWOOD PARK ZONING BOARD OF ADJUSTMENT to order, according to the Open Public Meeting Act.

(WHEREUPON THE FLAG SALUTE)

AGENDA ITEMS

MINUTES: Minutes of March 27, 2024 offered by G. Laterovian, Second by S. Aliano for approval. Members vote in the affirmative. Member J. Romano abstained

MINUTES APPROVED AS SUBMITTED

RESOLUTION:

A24-002 JORGE BRANCO
85-87 Echo Place
Block 1801, Lot 14.02
Variance for building height,
additional story reduced distance between
driveways.

Motion offered to accept Resolution as written by G. Laterovian, Second by S. Aliano

ROLL CALL:
JAMES GOLEMBISKI: Yes.
ANGELO PANETTA: Yes.
GREG LATEROVIAN: Yes.
MIRNA CASTRO-PLACE: Yes.
SALVATORE ALIANO: Yes.
JENNIFER ROMANO: Yes.

RESOLUTION APPROVED

RESOLUTION
A-24-004 DADO MEDICAL SERVICES
557 River Drive
Block 1005, Lot 1.01

Motion offered to accept Resolution as written by G. Laterovian, Second by S. Aliano

1 ROLL CALL:
2 JAMES GOLEMBISKI: Yes.
3 ANGELO PANETTA: Yes.
4 GREG LATEROVIAN: Yes.
5 MIRNA CASTRO-PLACE: Yes.
6 SALVATORE ALIANO: Yes.
7 JENNIFER ROMANO: Abstained.

8 RESOLUTION APPROVED
9 -----

10 NEW BUSINESS:

11 YASMIN HAZIN A24-003
12 41 Fencsak Avenue
13 Block 1206, Lot 18
14 Variance for side yard, combined
15 side yard and building coverage
16

17 Applicant stated that they wish to
18 construct a second floor addition staying within
19 the existing footprint of the first floor, adding
20 two additional bedrooms for their children.
21 Applicant is keeping the existing 3.6 side yard
22 setback where 5 foot is required. No additional
23 encroachment into the side yard setback. The
24 combined yard setback at 13 feet existing and will
25 continue to remain. The lot coverage being at 28
percent, which is a pre-existing condition. No
changes to the footprint of the building. This
being a one-family home will remain as a one-family
home.

17 No public in favor or opposition
18 Motion offered by G. Laterovian for
19 approval, second by J. Romano

20 ROLL CALL:
21 JAMES GOLEMBISKI: Yes.
22 ANGELO PANETTA: Yes.
23 GREG LATEROVIAN: Yes.
24 MIRNA CASTRO-PLACE: Yes.
25 SALVATORE ALIANO: Yes.
JENNIFER ROMANO: Yes.

26 APPLICATION APPROVED

27 THERE BEING NO FURTHER BUSINESS
28 BEFORE THE ZONING BOARD OF ADJUSTMENT MEETING
29 ADJOURNED BY UNANIMOUS VOTE @7:45 PM.

30