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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, May 22, 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, Member
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
YASSEEN SAAD, P.E.
NEGLIA ENGINEERING
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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May 22, 2024

Chairman Golembiski called the May 22, 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 offered to accept by A. Panetta, second by G Laterovian.
APPROVED AS WRITTEN

RESOLUTION:

A24-003
YASMIN HAZIN
41 Fencsak Avenue
Block 1206, Lot 18
Motion offered by A. Panetta, second by G. Laterovian
APPROVED AS WRITTEN

AGENDA

A24-007
Peace of Mind Nutrition Corp.,
254 Broadway
Block 303, Lot 3
Use Variance

APPLICATION CARRIED WITHOUT PREJUDICE to the June 26th, 2024 meeting.

Motion offered to carry without prejudice by G. Laterovian, Second by R. Feliciano.
ACCEPTED/APPROVED by Unanimous vote.

1 A24-006
2 JACEK PUZIO
3 118-120 Fournier Crescent
4 Block 1511, Lot 11
5 Variance for Front yard

6 Jacob Solomon, architect on behalf
7 of the applicant.

8 Applicant, Slawak Puzio, is
9 requesting a front yard setback variance on their
10 existing two-family dwelling located on Fournier
11 Crescent. Applicant requests to add a rear addition
12 above the garage, adding living space on the first
13 and second floor. The add-a-level aligns with the
14 pre-existing front yard setback at 15.7 feet, and
15 will not be encroaching on the existing front yard
16 setback. Applicant will comply with all bulk
17 variance requirements. The dwelling will remain a
18 two-family dwelling. The proper fire wall
19 installation, egress windows, code compliant,
20 making the dwelling more habitable for their
21 family. Applicant is compliant with all parking
22 requirements, adding a two car garage for
23 additional parking, and a one car garage on the
24 property, not altering the existing curb cuts. Curb
25 cuts remain the same. There is no parking variance
request. The basement will be for recreational use
only with no bathroom, and access to the basement
is only through the interior of the home. No access
from the exterior existing.

17 PUBLIC COMMENT

18 Resident Mr. Kriselewicz, 139 Cadmus
19 questioned the two existing sheds located on the
20 property. The sheds are compliant, not being over
21 200 square feet and parking concerns in the area.
22 Applicant is providing 6 parking spots on site and
23 is compliant.

24 Motion for approval offered by R.
25 Feliciano, second by A. Panetta

ROLL CALL:

22 JAMES GOLEMBISKI: Yes.

23 FRANK BAGLIERI: Yes.

24 ANGELO PANETTA: Yes.

25 GREG LATEROVIAN: Yes.

MIRNA CASTRO-PLACE: Yes.

ROBERT FELICIANO: Yes.

SALVATORE ALIANO: Yes.

(APPROVED)

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A24-005
Dr. Prager Sensible Foods, LLC
5 & 9 Boumar Place
Block 1407, Lots 2 & 3
Amended site plan approval to
install fire tank, variance for height, and parking
Jason Tuvel, Esq., on behalf of the
applicant

Chuck Olivo, Engineer/Planner
Applicant is requesting to upgrade
the existing fire suppression system for safety
purposes. Applicant was advised that the pressure
and flow from the public system is not sufficient
for the size of the building today. The applicant,
on its own, will construct a fire suppression tank
at the property to have the capacity, the flow and
the pressure to fight a fire at the site.

The suppression tank will be 53 feet
tall approximately, and is located within the IR
zone, industrial park, screened by nearby
buildings, near a rail line, and below the Garden
State Parkway and totally remote from any
residential area. The treeline will buffer/screen
the suppression tank. Bollards will be installed
around the tank.

The parking variance is minimal,
losing one parking space for the tank installation.

The grant of the requested
deviation, height variance and loss of one parking
space is without substantial impairment to the zone
plan and without substantial impairment to the
public good. Applicant will comply with all
departmental reports.

NO PUBLIC QUESTIONS OR COMMENTS
Motion to approve amended site plan
approval A. Panetta, second by G. Laterovian.

ROLL CALL
JAMES GOLEMBISKI: Yes.
FRANK BAGLIERI: Yes.
ANGELO PANETTA: Yes.
GREG LATEROVIAN: Yes.
MIRNA CASTRO-PLACE: Yes.
ROBERT FELICIANO: Yes.
SALVATORE ALIANO: Yes.
(APPROVED)

ZONING BOARD OF ADJUSTMENT HAVING NO
FURTHER BUSINESS ADJOURNED BY UNANIMOUS VOTE.