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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, JUNE 26, 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, @9:00 PM
CHAKIB FAKHOURY, Absent
MIRNA CASTRO-PLACE, Member
ROBERT FELICIANO, Member
JENNIFER ROMERO, Member
SALVATORE ALIANO, Absent

ALSO PRESENT
JOHN A. CONTE, JR., ESQ.,
ATTORNEY TO THE BOARD

ANTHONY GALLERANO, PLANNER
HARBOR CONSULTANTS

MINUTES PREPARED BY:
BETH CALDERONE
(201) 982-5157
Calderone2000@aol.com

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JUNE 26, 2024

Chairman Golembiski called the June 26, 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 dated May 22, 2024
APPROVED AS WRITTEN

RESOLUTION:

A24-006
JACEK PUZIO
118-120 Fournier Crescent
Block 1511, Lot 11
Variance for Front yard
APPROVED AS WRITTEN

A24-005
Dr. Prager Sensible Foods, LLC
5 & 9 Boumar Place
Block 1407, Lots 2 & 3
APPROVED AS WRITTEN

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

Alfred Acquaviva, Esq., on behalf of the applicant.

Applicant, Walkiria Alvares is before the board seeking a use variance and/or an interpretation of the use request. Applicant requests to use the existing facility for two therapy rooms for Reiki Therapy with nutrition and yoga practices.

The property is located in the CL

1 zone where applicant will utilize the main floor.
2 Basement and attic used for storage only.

3 The applicant answered the Board's
4 concerns to their satisfaction regarding the use
5 requested for Reiki practices and were satisfied
6 that the practice is not massage therapy.

7 A Motion and second in favor to
8 interpret the application as a personal service
9 use, which is a permitted use, not requiring a use
10 variance.

11 ROLL CALL:

12 JAMES GOLEMBISKI: Yes.

13 ANGELO PANETTA: Yes.

14 MIRNA CASTRO-PLACE: Yes.

15 ROBERT FELICIANO: Yes.

16 JENNIFER ROMERO: Yes.

17 (APPROVED)

18 Continuing A24-007 application, the
19 applicant stipulated to no massage therapy, no sale
20 of herbalife on premises, and no life coaching.
21 Reiki practice requires the hands to be six inches
22 away from the body while using Quartz Crystals with
23 sessions lasting 60 to 90 minutes.

24 Hours of operation will be 9:00 AM
25 to 9:00 PM seven days a week. Parking will need to
be worked out with the building department for
seven spaces on site. The facility has existing
showers. The applicant stipulated to no use of the
existing showers. No products to be sold on site.

26 A motion and second in favor of the
27 application offered for approval

28 ROLL CALL:

29 JAMES GOLEMBISKI: Yes.

30 ANGELO PANETTA: Yes.

31 MIRNA CASTRO-PLACE: Yes.

32 ROBERT FELICIANO: Yes.

33 JENNIFER ROMERO: Yes.

34 (APPROVED)

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A24-008
Karolina Janczy
2 Hermin Street
Block 1812 Lot 10
Variance for home occupation

Applicant is before the board seeking a use variance for home occupation in the R-1 zone for freeze-drying business for candies and fruits. Applicant stated the sale of freeze-dried fruits and candies will be packaged at home and then sold during town fairs. No deliveries to the home, no employees, no signage, no odors. The home occupation will not be open to the public. All necessary Local, County and State approvals if required will be in compliance.

Motion and a second offered for approval of the application submitted.

ROLL CALL:
JAMES GOLEMBISKI: Yes.
ANGELO PANETTA: Yes.
MIRNA CASTRO-PLACE: Yes.
ROBERT FELICIANO: Yes.
JENNIFER ROMERO: Yes.
(APPROVED

A24-009. Silk City Realty, LLC
257 Molnar Drive, Block 1107, Lot
23. Use variance.

Marissa Escurra DuBiel, Esq, on behalf of the applicant Abdel Kareem Dandis.

Applicant is before the board requesting two principal uses on one lot.

Currently existing on the property is an auto repair shop with cars scattered around, the property. Applicant is requesting to use the office space and an outside area to showcase the sale of used cars.

50 percent of automobile sales are derived from on line requests from the internet. Applicant stated since COVID, customers shop on line looking at the inventory available. Applicant owns other dealerships in the immediate area and stated no washing of vehicles, or repairs, detailing on the property.

1 Applicant's other car dealership
2 locations provide for detailing, washing, cleaning,
3 repair of the vehicles. Applicant stipulated to no
4 flags waving, no balloons in the air to attract
5 customers. The intention is for customers to
6 purchase a vehicle seen from the internet. Walk in
7 patrons are welcomed. The parking for the sale of
8 cars was discussed and the Planner for the board
9 stated that six vehicles would fit on the site with
10 maneuverability safety, when shuffling the cars
11 around the property to reach a specific vehicles
12 that is parked tandem.

13 Applicant will beautify the site
14 with improvements to the fencing. Applicant will
15 comply to the code/ordinance regarding the signage
16 to be placed above the door entrance. Applicant
17 stipulated to no parking of any vehicle off site on
18 public streets. No storage of commercial vehicles
19 to be parked/store on the property.

20 PUBLIC QUESTIONS OR COMMENTS

21 Concerns expressed from area
22 neighbors commenting that a used car dealership
23 near the residential area will cause the value of
24 their homes to decrease. Concerns regarding the
25 drive testing of vehicles on surrounding public
streets. Concerns with an odor emanating from the
existing mechanic shop.

26 (BRIEF DISCUSSION)

27 Applicant's attorney requested a
28 continuation to the next public meeting in order to
29 for the applicant to bring a professional planner
30 to answer the board's concerns and the public
31 comments, justifying the two principal use request.

32 APPLICATION will continue July 24,
33 2024, with no further notice required and the
34 applicant waived the timeframe constraints.

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Motion and second offered to carry
the application for additional testimony to be
presented.

ROLL CALL

JAMES GOLEMBISKI: Yes.
ANGELO PANETTA: Yes.
MIRNA CASTRO-PLACE: Yes.
ROBERT FELICIANO: Yes.
JENNIFER ROMERO: Yes.
GREG LATEROVIAN: Yes.
APPROVED TO CARRY THE APPLICATION

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