

STATE OF NEW JERSEY
COUNTY OF BERGEN
BOROUGH OF ELMWOOD PARK
ZONING BOARD OF ADJUSTMENT

IN RE:

MATTERS AND DECISIONS RENDERED

ON WEDNESDAY, NOVEMBER 18, 2015

NOVEMBER 18, 2015
Municipal Building
Elmwood Park, New Jersey 07407
Commencing at 7:30 pm

B E F O R E:

THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF
ELMWOOD PARK.

PRESENT:

JAMES GOLEMBISKI, Chairman
FRANK BAGLIERI, Vice Chairman
RONALD VICARI, Bd. Secty.
JOSEPH BENIAMINI, Member
ANGELO PANETTA, Member
FRANK DELLIGATTI, Member
JEFFREY FREITAG, Member
DONALD INGRASSELINO, Member
NICOLE A. OGROSSO, Engineer
MATTHEW DE MARIA, ESQ., Bd. Atty.
ANDREW BOLSON, ESQ., Bd. Atty.

JOSEPH NATALE, C.S.R.
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Brick, New Jersey 08723
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I N D E X

APPLICANT	DISPOSITION	PAGE
AGENDA:		
BANKERS FINANCIAL CORP. (A14-007)	Carried	4
KARCZ (A15-015)	Granted	3
PAREDES & COYAGO (A15-016)	Granted	4
RESOLUTIONS:		
SUMULIKOSKI (A15-017)		3

THE CHAIRMAN: Good evening, the regularly scheduled meeting of the Elmwood Park Zoning Board of Adjustment is called to order.

This meeting is being held in compliance with the Open Public Meetings Act.

Roll call vote: Present were Members Panetta, Ingrasselino, Beniamini, Delligatti, Freitag, Vicari, Baglieri and Golembiski; Ms. Alvarez was absent.

Mr. Baglieri made a motion to accept the minutes of the meeting of October 28, 2015, seconded by Mr. Delligatti.

Roll call vote: All voted in favor of motion; Members Ingrasselino and Freitag abstained.

Mr. Baglieri made a motion to accept the Resolution in the matter of SUMULIKOSKI (A15-017), seconded by Mr. Delligatti.

Roll call vote: All voted in favor of motion; Members Ingrasselino and Freitag abstained.

SCOTT KARCZ (A15-015) (GRANTED)
 PREMISES AFFECTED: 17 Lincoln Avenue, Block 401, Lot 28.
 PURPOSE: Variance for side yard and convert garage to living space.

SCOTT J. KARCZ, 17 Lincoln Avenue, Elmwood Park, New Jersey, sworn.

The record notes this is a carry-over from last month.

Mr. Karcz testified he followed the recommendations of the Board and made the suggested modifications. The variance will be for lot coverage, but not converting the garage.

He testified by pushing the garage, they can keep it and it will actually be slightly larger.

He testified the house will remain a one-family.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public portion.

Mr. Baglieri made a motion to approve with lot coverage not to exceed 35%, which motion was seconded by Mr. Beniamini.

Roll call vote: Voting yes in favor of motion were Members Baglieri, Beniamini, Ingrasselino, Delligatti, Vicari, Golembiski and Panetta; Mr. Freitag abstained.

JORGE PAREDES & ANA
 COYAGO (A15-016) (GRANTED)
 PREMISES AFFECTED: 178 Fencsak Avenue, Block 1319, Lot 7.
 PURPOSE: Variance for front yard setback.

ANA COYAGO, 178 Fencsak Avenue, Elmwood Park, New Jersey, sworn.

Ms. Coyago testified she would like to add steps in front of their house, add an addition to the dining room of 3 feet, and add additional closet space for her kids' bedroom.

The footprint of the house will not change, and she testified the house will remain a one-family.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public portion.

Mr. Freitag made a motion to approve, seconded by Mr. Ingrasselino.

Roll call vote: All voted in favor of motion.

BANKERS FINANCIAL CORP.
 (A14-007) (CARRIED)
 PREMISES AFFECTED: 180 Broadway, Block 302, Lot 3.
 PURPOSE: Site Plan and Use variance for Shop Rite Supermarket.

(Transcript to be provided.)

There being no further matters before the Board, and all members voting in favor of motion to adjourn, the Chairman adjourned the meeting.

RONALD VICARI, Board Secretary