

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON WEDNESDAY, JULY 22, 2015

JULY 22, 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:

FRANK BAGLIERI, Acting Chairman
RONALD VICARI, Bd. Secty.
JEFFREY FREITAG, Member
DONALD INGRASSELINO, Member
DEBORAH ALVAREZ, Member
ANGELO PANETTA, Member
PETER TEN KATE, P.E., Bd. Engineer
-and-
NICOLE A. OGROSSO, Engineer
MATTHEW DE MARIA, ESQ., Bd. Atty.
JOHN J. CONTE, JR., ESQ., Bd. Atty.

JOSEPH NATALE, C.S.R.
30 Cedar Island Drive
Brick, New Jersey 08723
(732) 477-6710

I N D E X

APPLICANT	DISPOSITION	PAGE
AGENDA:		
BANKERS FINANCIAL CORP. (A14-007)	Carried	4
MARY GERMAN (A15-007)	Granted	3
EDWARD PACIO AND JOHN BRAY (A15-010)	Carried	4
VEERU DHILLON (A15-011)	Carried	3
RESOLUTIONS:		
MOHAMED AHMED (A15-006)		3
MARGARET HOLLEY (A15-009)		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, Freitag, Alvarez, Vicari, and Baglieri; Members Beniamini, Golembiski and Beniamini were absent.

Mr. Ingrasselino made a motion to accept the minutes of the meeting of June 24, 2015, seconded by Mr. Freitag.

Roll call vote: All voted in favor of motion.

Mr. Ingrasselino made a motion to accept the Resolution in the matter of MOHAMED AHMED (A15-006), seconded by Mr. Freitag.

Roll call vote: All voted in favor of motion.

Mr. Ingrasselino made a motion to accept the Resolution in the matter of MARGARET HOLLEY (A15-009), seconded by Mr. Freitag.

Roll call vote: All voted in favor of motion.

VEERU DHILLON
RIVER DRIVE FOOD MART, LLC (CARRIED)
PREMISES AFFECTED: 551 River Drive, Block 1001, Lot 1.
PURPOSE: D(1) Variance.

Mr. DeMaria indicated he is in receipt of a letter concerning proof of service.

After discussion by the Board, Mr. Ingrasselino made a motion to carry this matter to the 9/23/15 meeting, seconded by Ms. Alvarez.

Roll call vote: All voted in favor.

MARY GERMAN (A15-007) (GRANTED)
PREMISES AFFECTED: 75 Chamberlain Ave., Block 1001, Lot 13.
PURPOSE: Variance/interpretation to allow the continued

use of the premises aforesaid as a landscaping business with office, storage and warehouse space on the first floor and a residential use on second floor.

THOMAS DUCH, ESQ., appeared on behalf of the applicant.

Mr. Duch indicated he is appearing with Kenneth German, son of Mary German, who has Power of Attorney to speak on her behalf.

Mr. Duch reminded the Board this application was fully presented at the last meeting, but the Board had requested some more information. Mr. Duch presented evidence that the subject property was constructed in 1942, pre-dating the Zoning Code, commercial on the first floor and residential on the second floor.

Mr. Duch also produced photographs.

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. Ingrasselino made a motion to approve, acknowledging this as a pre-existing non-conforming use, that a CO be issued by the Building Department, and the site plan be approved, which motion was seconded by Mr. Freitag.

Roll call vote: All voted in favor of motion.

EDWARD PACIO & JOHN BRAY (Carried)
 PREMISES AFFECTED: 1 Boumar Place, Block 1407, Lot 6.
 PURPOSE: Variance for dual use. Truck repair operation and carting company operation.

(See transcript enclosed.)

BANKERS FINANCIAL
 CORP. (A14-007) (CARRIED)
 PREMISES AFFECTED: 180 Broadway, Block 302, Lot 1.
 PURPOSE: Site Plan and Use Variance application for Shop Rite Supermarket.

(See transcript enclosed.)

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