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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
ON WEDNESDAY, APRIL 22, 2015

April 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:
JAMES GOLEMBISKI, Chairman
FRANK BAGLIERI, Vice Chairman
RONALD VICARI, Bd. Secty.
JEFFREY FREITAG, Member
JOSEPH BENIAMINI, Member
DONALD INGRASSELINO, Member
DEBORAH ALVAREZ, Member
FRANK DELLIGATTI, Member
ANGELO PANETTA, Member
PETER TEN KATE, P.E., Bd. Engineer
JOHN J. CONTE, JR., ESQ., Bd. Atty.
MATTHEW P. DE MARIA, ESQ., Bd. Atty.

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

1	I N D E X		
2	APPLICANT	DISPOSITION	PAGE
3			
4	AGENDA:		
5			
6	BOSHNIAK AMERICAN COMMUNITY CENTER (A14-005)	GRANTED	4
7			
8	BANKERS FINANCIAL Corp. (A14-007)	CARRIED	3
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10	RESOLUTION:		
11	ABRAMO (A15-003)		3
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1 THE CHAIRMAN: Good evening, the regularly
2 scheduled meeting of the Elmwood Park Zoning Board of
Adjustment is called to order.

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

4 Roll call vote: Present were Members Panetta,
Beniamini, Ingrasselino, Delligatti, Freitag, Alvarez,
Vicari, Baglieri and Golembiski.

5

6

7 Mr. Freitag made a motion to accept the minutes
of the meeting of March 25, 2015, seconded by Mr.
Baglieri.

8 Roll call vote: Voting yes in favor of motion
were Members Freitag, Baglieri, Ingrasselino,
9 Delligatti, Vicari and Golembiski; Ms. Alvarez
abstained.

10

11

12 Mr. Ingrasselino made a motion to accept the
Resolution of approval in the matter of JOSEPH ABRAMO
(A15-003), seconded by Mr. Freitag.

13 Roll call vote: Voting yes in favor of motion
were Members Freitag, Baglieri, Ingrasselino,
14 Delligatti, Vicari and Golembiski; Ms. Alvarez
abstained.

15

16

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

19

20 The record notes the recusal of Matthew DeMaria,
Esq. and the appearance of John Conte, Jr., Esq. as
Acting Board Attorney.

21

22 NANCY LOTTINVILLE, ESQ. appeared on behalf of the
objector.

23 JAMES J. DELIA, ESQ. appeared on behalf of
applicant.

24

25 Mr. Delia indicated there was an issue with the
Open Public Meetings Act notice. He stated Elmwood Park
has never published notice in the record for this year,

1 and same was confirmed with the record.

2 He indicated opposing counsel's objection is they
3 cannot proceed tonight as there is a deficiency in
4 notification of the Open Public Meetings Act. He
5 requested same be carried to the meeting of 5/27/15.

6 Ms. Lottinville confirmed and agreed with the
7 statements made by Mr. Delia.

8 Mr. Delia confirmed he would re-notice.

9

6

7 BOSHNIAK AMERICAN
8 COMMUNITY CENTER (A14-005) (GRANTED)
9 PREMISES AFFECTED: 1 Locust Street, Block 1018, Lot 1.
10 PURPOSE: Variance to expand an existing non-conforming
11 use.

9

10 The record notes the return of Matthew DeMaria,
11 Esq. as Board Attorney.

12 RICHARD KILSTEIN, ESQ. appeared on behalf of the
13 applicant.

12

13 Mr. Kilstein acknowledged he listened to the
14 previous application and wished to proceed.

15 Mr. Kilstein reminded the Board this is a
16 continuation from last October and reviewed what
17 transpired at that time.

18 He indicated the Boshniak American Community
19 Center is a Community Center and house of worship, and
20 is a pre-existing non-conforming use. He indicated the
21 sole intent is to put in some safety features,
22 specifically a handicapped ramp and relocate a stairwell
23 on the other side of the building, as same is unsafe. He
24 indicated his client has submitted new plans, part of
25 which address the applicant paving/stripping the parking
lot. A new application would require 37 parking spaces,
they had 25 but with striping it would increase to 191.

20 Mr. Kilstein acknowledged this is an expansion of
21 a non-conforming use.

21

22 THOMAS G. STEARNS, 144 Jewel Street, Garfield,
23 New Jersey, sworn.

24 The Board accepted Mr. Stearns' qualifications
25 as a licensed engineer in the State of New Jersey.

26 Mr. Stearns reviewed the site plan and
27 surrounding area. He testified the proposal is about
28 improving the building, site conditions and
29 accessibility.

30 They propose the addition to replace the old

1 rather steep stairwell along the access ramp. They also
2 are proposing a handicapped ramp in the front, and the
3 other major improvement is the paving and striping.

4 They will install landscaping and a drop curb on
5 Locust Street, affording both ingress and egress, and a
6 grass paver for emergency vehicles. They also will
7 install light poles around the site.

8 Mr. Stearns also testified they have addressed
9 drainage and have 6 seepage pits. They also are
10 providing handicapped parking/bathrooms. They are also
11 providing a proposed storage shed in the back for
12 gardening equipment, snowblower, etc.

13 Mr. Stearns reviewed Mr. Ten Kate's
14 letter/report. He testified they would comply with any
15 Fire Department recommendations, same with the Building
16 Department regarding sidewalks, etc.

17 DZEMAL CRNKIC, 4900 Main Avenue, Apt. #4923,
18 Wallington, New Jersey, sworn.

19 Mr. Crnkic testified he is the Director of the
20 Boshniak American Community Center, and is familiar with
21 all the operations.

22 He testified they have between 37-40 members. He
23 testified general hours of operation are usually at
24 night, i.e., Friday nights they have women's gatherings,
approximately 1-15; on Sundays, a kids' class and
meeting at noon; and male gatherings Wednesdays, 10-15,
approximately.

25 On a typical week they average 20-25 people and
they also have monthly gatherings. Once or twice a year
they will have more than 25 people on site. He testified
they never received complaints from any neighbors.

26 He also testified there is street parking
27 available and members do carpool from New York.

28 Mr. Crnkic testified there is also religious
29 instruction that is part of the curriculum.

30 ASHRAF RAGAB, 2 Division Street, Somerville, New
31 Jersey, sworn.

32 Mr. Ashraf was qualified and testified as a
33 licensed architect in the State of New Jersey.

34 Mr. Ashraf testified the proposed application
35 actually slightly reduces the square footage, as they
36 are adding ADA compliant bathrooms. He testified exits
37 do not effect square footage. He testified they are
38 proposing a freestanding illuminated double-sided sign
39 and will abide by the sign ordinance. Upon approval they
40 will submit revised plans.

41 Mr. Ashraf described the interior of the building
42 as two floors, large open spaces. He described same as a
43 house of worship and community center. He described a

1 washing station that would be utilized by members. He
2 added the kitchenette is being redesigned and indicated
3 where the new stairway and ramp will be installed.

4 The applicant agreed the landing will be code
5 compliant and have no objection to expanding same.

6 Mr. Crnkic testified he is at the Center 7 days
7 per week.

8 The applicant agreed to have this done by a
9 Resolution.

10 Mr. Crnkic also testified they do not rent the
11 premises out for private parties, only members. He
12 testified he opens the Center at approximately 6 am for
13 a short time and the Center closes approximately 11 pm,
14 during holidays approximately 5:30/6.

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

18 Mr. Baglieri made a motion to approve, seconded
19 by Mr. Freitag.

20 Roll call vote: Voting yes in favor of motion to
21 approve were Members Baglieri, Freitag, Ingrasselino,
22 Delligatti, Alvarez, Vicari and Golembiski.

23 *****

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

RONALD VICARI, Board Secretary