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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, SEPTEMBER 24, 2014

SEPTEMBER 24, 2014  
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  
RONALD VICARI, Bd. Secty.  
JEFFREY FREITAG, Member  
ANGELO PANETTA, Member  
DEBORAH ALVAREZ, Member  
JOSEPH BENIAMINI, Member  
DONALD INGRASSELINO, Member  
PETER TEN KATE, Bd. Engineer  
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	PUBLIC SERVICE		
6	ELECTRIC		
7	AND GAS CO.		
8	(A14-004)	GRANTED	3
9			
10	BOSHNIAK AMERICAN		
11	COMMUNITY CENTER		
12	(A14-005)	CARRIED	5
13			
14	RESOLUTIONS:		
15			
16	RIVERFRONT		
17	RESIDENTIAL, LLC		
18	(A14-003)		3
19			
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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  
4 Open Public Meetings Act.

5 Roll call vote: Present were Members Beniamini,  
6 Ingrasselino, Panetta, Freitag Alvarez, Vicari and  
7 Golembiski; Mr. Baglieri was absent.

8 \*\*\*\*\*

9 (Whereupon there is a flag salute.)

10 \*\*\*\*\*

11 Mr. Ingrasselino made a motion to accept the  
12 minutes of the meeting of July 23, 2014, with the  
13 correction that Ms. Alvarez and Mr. Beniamini were not  
14 present at the meeting, which motion was seconded by  
15 Mr. Panetta.

16 Roll call vote: Voting yes in favor of the motion  
17 were Members Ingrasselino, Panetta, Freitag, Vicari and  
18 Golembiski; Ms. Alvarez and Mr. Beniamini abstained.

19 \*\*\*\*\*

20 Mr. Ingrasselino made a motion to accept the  
21 Resolution in the matter of RIVERFRONT RESIDENTIAL LLC  
22 (A14-003), seconded by Mr. Freitag.

23 Roll call vote: Voting yes in favor of motion  
24 were Members Ingrasselino, Freitag, Panetta, Vicari and  
25 Golembiski; Members Alvarez and Beniamini abstained.

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18 PUBLIC SERVICE ELECTRIC & GAS  
19 COMPANY (A14-004) (GRANTED)  
20 PREMISES AFFECTED: 2 Midland Avenue, Block 1411, Lot 6.  
21 PURPOSE: Preliminary and Final Site Plan application and  
22 Use Variance.

23 RICHARD BRIGLIADORO, ESQ., appeared on behalf of  
24 the applicant.

25 Mr. Briigliadoro indicated his client is seeking  
temporary use of the site as a contractor shop,  
temporary lay-down and parking area, meaning temporary  
office, some bathroom trailers, parking for utility  
trucks, Public Service employees and dumpsters for  
recyclables and work garbage.

1           BERNADETTE LA FOND, 4000 Hadley Road, South  
Plainfield, New Jersey, sworn.

2           Ms. LaFond testified she is employed by Public  
Service Electric and Gas as a project manager and has  
3 testified before Boards previously.

4           Ms. LaFond testified this will be a staging area  
for parking of vehicles and equipment. The hours of  
operation are 6:30 am; crews would come in, park their  
5 vehicles and depart in teams with PSE&G equipment; the  
site would be manned during the day, employees returning  
6 approximately 5 pm and departing in their vehicles.

7           She testified 15 would be the maximum number of  
employees that would be at the site on a daily basis.

8           She testified typical equipment would be diggers,  
pole trucks, forklifts, cranes, etc.

9           She testified there are 23 parking spaces that  
are available.

10          Ms. LaFond testified the purpose of this staging  
area is to support ongoing projects in the area. As  
regards to the office trailer and bathroom trailers, all  
11 will be removed at the conclusion of their lease.

12          She testified they are only leasing the outside  
areas and not the building. When no one is on site, it  
will be locked and secured. She testified they will be  
13 the only tenant at the site.

14          She testified vehicles will make a right coming  
out of the site onto Midland Avenue and a left coming in  
and all employees will be strictly limited to that rule.  
15 She further testified that only PSE&G employees will  
have access to this site.

16          She testified they have a two-year lease with an  
option to extend, if required.

17

18          GENE ROTONDA, PE, PP, 4000 Hadley Road, Scotch  
Plains, New Jersey, sworn.

19          Mr. Rotonda was qualified and testified as a  
licensed professional engineer. He testified via two  
site plans and an aerial photograph.

20          At this time A-1 (aerial photograph) is marked  
into evidence.

21          Mr. Rotonda described the property in question  
and the surrounding area. He described the two existing  
22 non-conformities, one being the rear yard and 5.5 feet  
where 25 is required, and the second being the lot  
23 fronting on the improved street because it's passing  
through the easement.

24          There will be an office trailer, 60'x12'. The  
property is fenced in by a gate.

25          He also testified as to the placement of  
dumpsters for recycling and garbage. He testified the

1 closest residential area is in excess of 100' away, and  
2 separated by a wooded area.

3 Mr. Rotonda testified he is aware that any use of  
4 the buildings would require another application before  
5 the Board. He testified that upon approval they will  
6 apply for a trailer permit and then the office trailer,  
7 which would have a separate meter. He added they have  
8 use of the canopy parking spaces but not the main  
9 building.

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

13 Mr. Freitag made a motion to approve, with all  
14 the agreed-to conditions and stipulations, seconded by  
15 Mr. Panetta.

16 Roll call vote: All voted in favor.

17 \*\*\*\*\*

18 BOSHNIAK AMERICAN COMMUNITY  
19 CENTER (A14-005) (CARRIED)  
20 PREMISES AFFECTED: 1 Locust Street, Block 1018, Lot 1.  
21 PURPOSE: Use Variance to expand an existing  
22 non-conforming use.

23 RICHARD KILSTEIN, ESQ. Appeared on behalf of the  
24 applicant.

25 Mr. Kilstein stated this is an application of a  
pre-existing non-conforming use. His client acquired the  
property a couple of years ago and operates it as the  
Boshniak Community Center. They intend to add a  
handicapped ramp on one side of the building and on the  
other side of the building to replace an existing  
stairwell with a different grade.

They also would like to install new support beams  
in the basement, as the building is approximately 95  
years old. There will be no change in use.

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

Mr. Crnkic testified he's the Director of  
Boshniak Community Center. He testified these changes  
are first of all for safety, and improving the building.  
He testified there will be no changes in the use of the  
facility.

A.M. RAGAB, Architect, 2 Division Street,  
Somerville, New Jersey, sworn.

1 Mr. Ragab was qualified and testified as a  
2 licensed architect. He testified from a plan prepared  
3 today after seeing Boswell's report. He further  
4 testified he revised the parking layout, making one  
5 single entrance from Locust Street with a 20' depressed  
6 curb; same has two-sided parking with a 27' strip in the  
7 middle so cars can back out and head back to the street.

8 Mr. Ragab testified he will revise his plans and  
9 produce multiple copies for next month's meeting.

10 Mr. Crnkic testified they average 30/35 people  
11 for meetings. They also have women's weekly meetings on  
12 Friday nights that average 15 women. Although he is  
13 there every day, they occupy the building with members  
14 one to two days per week maximum. Monthly or bi-monthly  
15 they have gatherings with children with SAT courses and  
16 cultural events. He testified on a daily basis, you will  
17 never see more than 5 to 10 people there.

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

21 Mr. Kilstein agreed to waive any time constraints  
22 imposed on the Board.

23 Mr. Panetta made a motion to carry this matter  
24 until next month, seconded by Mr. Ingrasselino.

25 Roll call vote: All voted in favor.

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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