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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, FEBRUARY 22, 2023  
PLACE: Municipal Building  
Elmwood Park, New Jersey  
Commencing at 7:30 PM  
BEFORE: THE ELMWOOD PARK ZONING  
BOARD OF ADJUSTMENT  
PRESENT:  
JAMES GOLEMBISKI, CHAIRMAN/SECRETARY  
FRANK BAGLIERI, Absent  
JOSEPH BENIAMINI, Absent  
ANGELO PANETTA, Member  
MARK GLOEDE, Absent  
GREG LATEROVIAN, Member  
CHAKIB FAKHOURY, Member  
MIRNA CASTRO-RIJO, Member  
ROBERT FELICIANO, Member  
ALSO PRESENT  
JOHN A. CONTE, JR., ESQ.,  
ATTORNEY TO THE BOARD  
JOSEPH DUNN, Board Engineer  
MINUTES PREPARED BY:  
BETH CALDERONE  
CERTIFIED COURT REPORTER  
75 Ottawa Avenue  
Hasbrouck Heights, NJ 07604  
(201) 982-5157  
Email-Calderone2000@aol.com

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FEBRUARY 22, 2023

Chairman Golembiski called the  
FEBRUARY 22, 2023 regular meeting of the ELMWOOD  
PARK ZONING BOARD OF ADJUSTMENT to order, according  
to the Open Public Meeting Act.

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(WHEREUPON THE FLAG SALUTE)

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AGENDA ITEMS

MINUTES OF JANUARY 2023

Motion offered by C. Fakhoury to  
accept minutes as written, second by G. Laterovian.  
ALL MEMBERS APPROVED MINUTES AS  
WRITTEN. MINUTES APPROVED

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SWEARING IN OF MEMBER: Robert  
Feliciano

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RESOLUTIONS:

A22-019  
EMAN ALAWAMLEH  
49 Fournier Crescent  
Block 1515, Lot 11.02  
Variance for height variance.

RESOLUTION IS CARRIED WITHOUT  
PREJUDICE TO THE MEETING OF MARCH 22, 2023.

Applicant has retained Counsel.  
Motion offered C. Fakhoury to carry  
the Resolution, second by M. Castro-Rijo  
MEMBERS VOTE IN THE AFFIRMATIVE TO  
CARRY RESOLUTION. Member Feliciano abstained

1

## RESOLUTION

2

A23-001 Clemente Madarang

3

8 Fournier Crescent

Block 1505 Lot 30

4

Variance for lot Coverage and front

5

Motion offered to approve Resolution  
by G. Laterovian, second by C. Fakhoury.

6

Members vote in the affirmative to  
approve Resolution as written.

7

Member Feliciano abstained.

RESOLUTION APPROVED

8

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A23-002 PAWEL BZDRYA

9

109 Willow Street

Block 102, Lot 9

10

Variance for Front yard setback

11

Motion offered by A. Panetta, second  
by G. Laterovian to accept Resolution.

12

Members vote in the affirmative to  
approve Resolution as written.

13

Member Feliciano abstained.

RESOLUTION APPROVED

14

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A23-003 Krzysztof and Marta Sudol

15

161 Franklin Street

Block 1102, Lot 41

16

Motion offered to accept the  
Resolution offered by A. Panetta, Second by G.  
Laterovian.

18

Members vote in the affirmative to  
accept Resolution as written. Member C. Fakhoury  
abstained, Member R. Feliciano abstained.

19

RESOLUTION APPROVED

20

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RESOLUTION

21

A23-004 Nelson Veras

22

296 Falmouth Avenue

Block 807, Lot 4

23

Variance for total green area

Motion offered to approve by G.  
Laterovian, second by A. Panetta.

24

Members vote in the affirmative to  
approve Resolution as written.

25

Member Feliciano abstained

RESOLUTION APPROVED

1 RESOLUTION  
A23-005 Igli Zyrku  
2 280 Miller Avenue  
Block 812.01, Lot 8  
3 Variance for front yard green area

4 Motion offered by G. Laterovian,  
Second by C. Fakhoury.

5 Members voted in the affirmative  
to approve Resolution. Member Feliciano abstained

6 RESOLUTION APPROVED

7 -----  
NEW BUSINESS:

8 A23-006 Kevork Kiwanian  
9 16 Elizabeth Street  
BLOCK 108, Lot 15  
10 Variance for lot Coverage, front  
yard, and front green.

11 SIVA SEPHRY Design Consultant.  
12 Applicant purchased the home and  
wishes to renovate the home requesting variance  
request.

13 The Design Consultant stated she  
designed the project and prepared the drawings.

14 The project is a single family two  
15 story home. Lot area 5,000 square feet, lot width  
49 feet ten inches. The front setback of the  
16 existing building is 11 feet and in which the bay  
windows extend from the property at nine feet eight  
inches. Applicant will be squaring off that window.

17 Applicant proposes a new front  
stairway with a covered porch, pushing the facade  
18 out to be aligned with the entry vestibule.  
Currently side yard setbacks to the left side is  
19 twelve feet, nine inches. Right side is 12 feet,  
four inches.

20 Applicant wishes to extend the home  
on the right side by six feet, yielding the right  
21 side yard setback to be six feet, four inches.

22 The rear yard setback will remain at  
24, six inches, as the building height will remain  
the same at 23 feet, six inches.

23 Applicant wishes to keep the walls  
in the basement due to an underneath supporting  
24 beam. Applicant will shift a wall to the right to  
be aligned with the outer wall, underneath the  
25 beam.

1 Applicant is adding a half bathroom  
2 and will keep the electrical closet, dividing the  
3 closet in two spaces to accommodate a laundry room.  
4 There will be no kitchen in the basement.

5 On the exterior, the applicant will  
6 demolish the five steps entering the home and  
7 replace it with a covered porch.

8 Applicant is also requesting  
9 building an uncovered deck over the pavers that are  
10 existing in the rear.

11 BOARD DISCUSSION: Removal of the  
12 300 square foot pavers to absorb some of the  
13 additional runoff.

14 The proposed plan will extend the  
15 side walls up to get the maximum usage of the  
16 second floor. The roof structure is going to be a  
17 new structure and the slope is going to change.

18 The second floor shows an existing  
19 bay window, which will be squared off, adding a  
20 small balcony for the master bedroom's use.

21 The basement wall and the first  
22 floor wall in the back, are aligned. The footprint  
23 of the home is not changing except for the right  
24 side extension.

25 Applicant stipulated that the deck  
proposed is 19.8 and a quarter by 15 feet.

Applicant stipulated the one storage  
room will not be rented out, only used for storage  
with one electrical outlet. Currently, there's an  
existing outdoor entrance to the basement.  
Applicant is removing the outdoor entrance, having  
no outdoor entrance into the basement.

NO PUBLIC IN FAVOR OR OPPOSITION

Existing minimum lot width is at 50  
feet, existing is 49 feet, ten inches, and will not  
change. Required setbacks; front yard setback,  
minimum front yard setback is 25 feet, existing, 11  
feet. Applicant will be exacerbating front yard  
setback with the newly built porch extension  
yielding seven feet front yard. 45 percent green  
area is required, proposed is 38 percent green  
area. Applicant will reduce the size of the stairs  
to 48 inches in width, therefore increasing the  
front yard green area. Reducing the porch by two  
feet making the porch eight feet.

1 Motion offered to approve with  
conditions by C. Fakhoury, second R. Feliciano

2 ROLL CALL

3 C. Fakhoury: Yes.

4 R. Feliciano: Yes.

5 M. Castro-Fijo: Yes.

6 G. Laterovian: Yes.

7 A. Panetta: Yes.

8 J. Golembiski: Yes.

9 APPLICATION APPROVED

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10 A23-007 Lauren & Joseph Ferreri

11 6 Beech Street

12 BLOCK 1013, Lot 6

13 Variance for lot coverage.

14 Applicant is requesting a building  
15 lot coverage variance asking for an additional four  
16 percent for a 20 X 19 canopy construction in the  
17 rear of the home. The house faces east and west and  
18 during the Summer, the yard is very hot and  
19 applicants are unable to enjoy their yard.

20 Applicant has been remodeling the  
21 home and this being the final piece of their  
22 puzzle.

23 The lot area is 4,900 square feet  
24 existing. Applicant stated he will have the yard  
25 water running to the northwest, to the side of the  
home towards the driveway.

NO PUBLIC PORTION IN FAVOR OR  
OPPOISTION

17 Motion offered by G. Laterovian,  
18 second by C. Fakhoury to approve.

19 ROLL CALL

20 G. Laterovian: Yes.

21 C. Fakhoury: Yes.

22 M. Castro-Rijo: Yes.

23 A. Panetta: Yes.

24 R. Feliciano: Yes.

25 J. Golembiski: Yes.

APPLICATION APPROVED

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NO FURTHER BUSINESS BEFORE THE  
BOARD, ALL MEMBERS VOTE IN THE AFFIRMATIVE TO  
ADJOURN MEETING.