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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, APRIL 26, 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, Member
JOSEPH BENIAMINI, Absent
ANGELO PANETTA, Member
MARK GLOEDE, Member
GREG LATEROVIAN, Member
CHAKIB FAKHOURY, Member
MIRNA CASTRO-RIJO, Member
ROBERT FELICIANO, Member

ALSO PRESENT
JOHN A. CONTE, JR., ESQ.,
ATTORNEY TO THE BOARD

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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APRIL 26, 2023

Chairman Golembiski called the APRIL 26, 2023 regular meeting of the ELMWOOD PARK ZONING BOARD OF ADJUSTMENT to order, according to the Open Public Meeting Act.

(WHEREUPON THE FLAG SALUTE)

AGENDA ITEMS

MINUTES OF MARCH, 2023

Motion offered by Member Fakhoury, second By Member Laterovian to accept minutes as written.

ALL MEMBERS APPROVED MINUTES AS SUBMITTED

A22-019 Eman Alawamleh
49 Fournier Crescent
Variance for building height.

Applicant's attorney request more time for review of the application.

Motion to carry application, without prejudice, by A. Panetta, second by M. Gloede.
ALL IN FAVOR TO CARRY TO MAY 24, 2023.

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A23-008 James Haemmerle
44 14th Avenue
Block 308, Lot 9
Variance for fence

Applicant seeks to erect a new six foot wooden fence and replace the existing six foot fence on the east side of the property, along 54th Street, and requests a fence surrounding the pool in the rear.

Subject to review by Boswell regarding storm water management, applicant will be compliant with all zoning/local codes.

No PUBLIC IN FAVOR OR OPPOSITION

M. Gloede offers motion to approve, second by G. Laterovian

ROLL CALL
Gloede: Yes
Laterovian: Yes
Baglieri: Yes
Panetta: Yes
Feliciano: Yes
Castro-Rijo: Yes
Chairman Golembiski: Yes

APPROVED

APPLICATION A23-009
BOGOJA ANGELKOSKI
22 Gall Avenue
Variance for minimum lot size and conversion to two-family.

Member Fakhoury stepped down from hearing application.

Application for bulk variance relief to construct a two-family in the R-18 District with the requirement of minimum lot width of 75 feet, whereas 50 feet is existing. A two-family dwelling is permitted in the zone. Applicant stated the new constructed dwelling will have no basement, built on a slab, the garage will be demolished.

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2 Applicant will provide four parking
3 spaces on site. Applicant is building a two-car
4 garage, and the two driveways will accommodate two
5 additional car. Applicant is requesting bulk
6 variance relief for lot width, lot area, all of
7 which are pre-existing.

8 NO PUBLIC IN FAVOR OR OPPOSITION

9 Applicant will comply with the
10 provisions of the zoning code, and review by
11 Boswell Engineering for storm water management.

12 Motion offered for approval by
13 Member Baglieri, second by Member Feliciano

14 ROLL CALL

15 Gloede: Yes

16 Laterovian: Yes

17 Baglieri: Yes

18 Panetta: Yes

19 Feliciano: Yes

20 Castro-Rijo: Yes

21 Chairman Golembiski: No.

22 APPLICATION APPROVED

23 -----
24 A23-010 MANUEL SIBRI

25 117 Washington Avenue

Block 405 Lot 17

Variance for vestibule entrance to
the basement.

MEMBER FAKHOURY STEPPED DOWN

Applicant seeks to remove the
existing Bilco door and replace the door in the
rear of the home with a standard door covering the
existing stairs to the basement area. Applicant
wishes to utilize the basement space for his family
and children, stating with a standard door it will
be easy access/egress and more safe for the family.

The home will remain a one family
dwelling and it was stipulated to no kitchen being
installed. Applicant is keeping the existing
bathroom and laundry room in the basement area.

1 Applicant stipulated the dwelling
will remain as a one-family.

2 Applicant will comply with all
provisions of the zoning code.

3
4 NO PUBLIC IN FAVOR OR OPPOSITION

5 Motion offered for approval by
Member Feliciano, second by Member Gloede.

6 ROLL CALL:
7 Feliciano: Yes.
8 Gloede: Yes
9 Panetta: Yes.
10 G. Laterovian: No.
11 Castro-Rijo: Yes.
12 CHAIRMAN GOLEMBISKI: Yes.
13 Baglieri: Yes.

14 APPLICATION APPROVED

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17 No Further Business, the Zoning
18 Board of Adjustment adjourned

19 MEETING ADJOURNED BY UNANIMOUS VOTE

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