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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, OCTOBER 25, 2023

PLACE: Municipal Building
Elmwood Park, New Jersey
Commencing at 7:30 PM

BEFORE: THE ELMWOOD PARK ZONING
BOARD OF ADJUSTMENT

MEMBERS PRESENT:

JAMES GOLEMBISKI, CHAIRMAN/SECRETARY
FRANK BAGLIERI, Member
JOSEPH BENIAMINI, absent
ANGELO PANETTA, Member
MARK GLOEDE, Member
GREG LATEROVIAN, absent
CHAKIB FAKHOURY, Member
MIRNA CASTRO-PLACE, Member
ROBERT FELICIANO, Member
JENNIFER ROMERO, 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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OCTOBER 25, 2023

Chairman Golembiski called the
OCTOBER 25, 2023 regular meeting of the ELMWOOD
PARK ZONING BOARD OF ADJUSTMENT to order, according
to the Open Public Meeting Act @7:30 PM

(WHEREUPON THE FLAG SALUTE)

AGENDA ITEMS

MINUTES: SEPTEMBER 27, 2021 Zoning
Board meeting minutes.

Motion offered by A. Panetta to
approve the minutes, second by C. Fakhoury.
APPROVED by six affirmative votes. Member Baglieri
abstained.

APPROVED AS WRITTEN

RESOLUTION:

A23-016 Surjeet Singh
30 Rosemont Avenue
Variance for building coverage

Motion to Approve by A. Panetta,
second by M. Gloede. Approved by six affirmative
votes, Member Baglieri abstained.

RESOLUTION:

A23-017 Cathy Hervias
14 Lincoln Avenue
Variance for side yard

Motion to Approve Resoltuion by M.
Gloede, second by Feliciano. Approved by six
affirmative votes. Member Baglieri abstained.

1 RESOLUTION
 2 A23-018 Kwabena & Rayfred Ansah
 20 13th Avenue
 3 Variance for coverage, front yard
 setback, green area and multiple rooms in finished
 4 basement.

5 Motion to Approve Resoltuion by A.
 Panetta, Second by M. Gloede, Approved by six
 6 affirmative votes. Member Baglieri abstained.

7 RESOLUTION
 8 A29-019 Hraneet Thohan
 99 Broadway
 8 Use Variance
 Anshi Eyebrow Threading, LLC

10 Motion to Approve Resoltuion by A.
 Panetta, Second by M. Gloede, Approved by six
 11 affirmative votes, Member Baglieri abstained.

12 -----
 13 NEW BUSINESS:

14 A23- Gary Verga
 39-53 Broadway
 Block 122, Lot 1
 15 Use Variance and site plan approval

16 Applicant is seeking a use variance
 and site plan approval in the MC zone. Applicant
 17 took over the property, renovated the site,
 received a prior approval for the property in the
 18 CO zone, to redevelop the site with a fast food
 drive-thru restaurant. Applicant stated he had to
 19 clean up the site due to the property being used
 for illegal activities, squatters living on the
 20 site. Applicant stated there are constant
 incidents regarding the gas station always being
 21 held up, robberies and illegal activities.

22 Applicant is keeping the property
 afloat and at this point feels having a fast food
 23 restaurant in that location will add to the already
 existing problems occurring on Broadway in that
 24 area.

25

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2 Applicant is requesting two uses on
3 one property. This is a pre-existing nonconforming
4 gas station/service use with repair shop, and the
5 applicant wishes to continue the gas station use
6 and the commercial use of parking of vehicles on
7 site.

8 The zone changed from CO to a MC
9 zone, causing the applicant to come before the
10 board for the two use variance request on the site.
11 The variance will allow the continued parking use.

12 There are 14 parking spaces on the
13 vacant site and the request is to park small box
14 truck sized vehicles, and mini-buses on site.
15 There will be no vehicles over an 18 foot box
16 truck. The site plan shows the location and type of
17 vehicles to be parked. The request is for
18 mini-buses and/or other commercial vehicles to be
19 able to be parked in the lot.

20 The site plan will show the
21 designated parking for customers and/or designated
22 employee parking on the site plan. The dumpster
23 location is located in the right rear corner. Sight
24 triangle is clear. Screening to the adjacent
25 residential property will be screened by the
existing five foot fence, no washing of vehicles.
The lighting and security is adequate.

THERE WAS NO PUBLIC IN FAVOR OR IN
OPPOSITION.

MOTION offered to approve the
request by R. Feliciano, second by C. Fakhoury.
APPLICATION APPROVED 7-0 in the
affirmative.

NO FURTHER BUSINESS BEFORE THE
ZONING BOARD, THE MEETING ADJOURNED @8:20 PM