

1 STATE OF NEW JERSEY

2 COUNTY OF BERGEN

3 BOROUGH OF ELMWOOD PARK  
4 ZONING BOARD OF ADJUSTMENT

5 IN RE: MATTERS AND DECISIONS  
6 RENDERED AT PUBLIC MEETING

7 WEDNESDAY, MARCH 26, 2025

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

11 BEFORE: THE ELMWOOD PARK ZONING  
12 BOARD OF ADJUSTMENT

13 MEMBERS PRESENT:

14 JAMES GOLEMBISKI, CHAIRMAN  
15 FRANK BAGLIERI, Absent  
16 ANGELO PANETTA, Member  
17 GREG LATEROVIAN, Member  
18 CHAKIB FAKHOURY, (arrived 7:45 PM)  
19 ROBERT FELICIANO, Member  
20 JENNIFER ROMERO, Member  
21 SALVATORE ALIANO, Member

22 ALSO PRESENT

23 JOHN A. CONTE, JR., ESQ.,  
24 ATTORNEY TO THE BOARD

25 YASSEEN SAAD, Board Engineer

ANTHONY GALLERANO, Board Planner

MINUTES PREPARED BY:

BETH CALDERONE  
CERTIFIED COURT REPORTER  
75 Ottawa Avenue  
Hasbrouck Heights, NJ 07604  
(201) 982-5157  
Email-Calderone2000@aol.com

1 MARCH 26, 2025

2 CHAIRMAN JAMES GOLEMBISKI called the  
3 March 26, 2025 regular meeting of the ELMWOOD PARK  
4 ZONING BOARD OF ADJUSTMENT to order, according to  
the Open Public Meeting Act @7:30 PM

5 (WHEREUPON THE FLAG SALUTE)  
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7 AGENDA ITEMS

8 MINUTES OF FEBRUARY 26, 2025  
9 Motion offered by G. Laterovian,  
Second by J. Romero to accept minutes as written

10 APPROVED (Chairman Golembiski  
11 abstained)  
12 -----

13 APPLICATION A35-005 EYAD ASMAR  
314 Broadway  
14 Use Variance  
CARRIED TO APRIL 23, 2025

15 Motion offered to carry application  
without prejudice by G. Laterovian, Second by S.  
16 Aliano. Approved Unanimously.

17 APPLICATION CARRIED TO APRIL 23,  
2025  
18 -----

19 RESOLUTION

20 A25-002 Raphael Intrieri  
200 Market Street  
21 Block 1020, Lot 4

22 Motion offered by G. Laterovian to  
23 approve the Resolution as written, second by R.  
Feliciano.

(APPROVED AS WRITTEN)

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25

1  
2 A25-003  
3 MARK EVCIL  
4 191 Franklin Street  
5 Block 1102, Lot 34  
6 Variance for height for  
7 Accessory structure

8 Application deemed complete, notices  
9 in order.

10 Alfred Acquaviv, on behalf of the  
11 applicant stipulated to a six member board and  
12 indicated that they would like to proceed.

13 Matthew Evans, Architect explained  
14 the applicant is seeking a variance of  
15 approximately seven inches. Permitted height  
16 limitation in the borough is 15 feet for a garage,  
17 whereas the existing prefab garage is 15.6 inches,  
18 exceeding the Borough ordinance roughly 7 inches  
19 than permitted.

20 The prefab garage was built in 2023,  
21 with approved plans submitted to the Borough by a  
22 prior architect. After the prefab garage was built,  
23 the applicant received a letter from the borough  
24 stating a discrepancy in height with their approved  
25 submitted plans. The height of the installed  
prefab garage at 15.6 caused the applicant to come  
before the board for a variance. Dimensions of the  
prefab garage has a width of 31 feet and a length  
of 55 feet. Due to the slab variations of 4 to 9  
inches, it caused a height deviation.

Applicant stated the garage is for  
personal use. Applicant is a graphic designer. This  
is not a commercial structure, it is used for  
office storage or personal use.

#### PUBLIC IN FAVOR OR OPPOSITION

Objectors expressed concern about a  
commercial business being conducted in the garage,  
future living quarters in the garage, the height of  
the prefab garage should conform, storm water  
running onto their neighboring properties.

Applicant stipulated to installing a  
detention basin with a six month review by the  
board engineer, no business use, no living  
quarters.

4 Member A. Panetta offered a motion  
with stipulations, second by R. Feliciano to  
approve the application.

ROLL CALL By Mr. Panetta:  
6 R. Feliciano: Aye.  
S. Aliano: No.  
7 G. Laterovian: No.  
A. Panetta: Aye.  
8 Chairman Golembiski: Aye.  
C. Fakhoury: Abstained.  
9 J. Romero: No.

10 (APPLICATION DENIED)

11

12 A25-001 Ninety-Nine Main Avenue LLC  
99 Main Avenue Block 804, Lot 8  
13 Site Plan, use variance side yard  
Setback. C.C.O approval and height  
14 Variance.

15 Richard Malagieri, Esq., on behalf  
of the applicant.

16 This is a property which is  
17 currently vacant, overgrown. The applicant intends  
18 to occupy the property for their contracting road  
19 business called New Prince Concrete for State  
20 roadway improvements. Applicant intends to build a  
masonry attractive two-story building with office  
and repair shop. The repair shop will contain two  
lifts. Applicant seeks a D3 use variance as a  
conditional use.

The Use is permitted in the zone with a condition of not being within 100 feet of residential. Applicant is providing passenger vehicle parking in the rear with buffering. Equipment and trucks will enter the rear garage door. Applicant is proposing 23 parking spaces. Applicant will have approximately 25 trucks leaving the site in the morning, and stated the large construction vehicles stay on site during each job.

1 Business hours Monday through  
2 Friday, with office hours on Saturday. Applicant  
3 will have less than 8 employees. Construction  
4 vehicles will be parked in the back of the  
5 building. There will be no outside storage of any  
6 materials. Signage will comply and the dumpster  
7 location is in compliance. Fire suppression system  
8 is proposed and will comply with Fire Safety codes.

9 All construction material is  
10 delivered directly to the job site. Applicant  
11 proposes to install a 1,000 gallon fuel tank,  
12 compliant with code. Applicant is providing a rear  
13 buffer with various shrubbery and Giant arborvitae  
14 and Japanese Plum trees.

15 The site is a little over an acre,  
16 this being a Brownfield Development in the IR zone,  
17 the site is being remediated.

18 Applicant took title to the property  
19 and assumed the environmental remediation on the  
20 property, which is continuing.

21 Applicant is moving his business  
22 from Hackensack to Elmwood Park.

23 Site improvements included and are  
24 shown on the plans dated March 14, 2025 consist of  
25 re-grading, asphalt parking area compliance with  
Board engineer's report, compliance to storm water  
management. Applicant needs a flood hazard area  
permit and soil erosion control plan. Applicant  
needs to revise the turning templates on the plan  
for the largest vehicle anticipated as per the fire  
official.

The site is suitable for the  
proposed use, and the benefits outweigh any  
detriment.

#### PUBLIC IN FAVOR OR OPPOSITION

Public comments expressed concerns  
regarding fumes, truck traffic in the neighborhood,  
noise, the narrow street with truck traffic.

G. Laterovian offered a motion to  
approve, second by J. Romero

Roll call by Mr. Panetta:

G. Laterovian: Yes.

J. Romero: Yes.

R. Feliciano: Aye.

S. Aliano: No.

A. Panetta: No.

Chairman Golembiski: Aye.

C. Fakhoury: Yes

(APPLICATION APPROVED)

1 APPLICATION A25-006  
2 Bullet Communications, Inc.  
3 319 East 54th Street  
4 Block 804 Lot 16  
5 Use variance Contractor Shop  
6 Variance for manufacturing,  
7 Warehousing and parking variances  
8 C.C. O. Approval

9 Bruce Rosenberg, Esq., on behalf of  
10 the applicant.

11 Ralph Varano applicant.

12 Applicant being a contract purchaser  
13 of the property seeks to occupy the building for  
14 his low tech voltage computer contracting business  
15 called Bullet Communication, Inc. The business  
16 installs computers, security systems (light  
17 Industrial use). The building was built in the  
18 1960s, with multiple uses. The prior business  
19 impacted the neighbors in the area with their  
20 tractor-trailer trucks, noise, and operating a 24/7  
21 use.

22 The applicant stated their  
23 operations will be 7:00 to 5:00 PM. No tractor  
24 trailers or any noise emanating from the building.  
25 Applicant is located in Hackensack, and will be  
moving to this location, if approved. There will  
be office, light manufacturing and warehousing with  
99 percent of their work done in the field. The  
applicant ships their product which encompasses  
fabricators, patch cords, light gauges and 4K  
cables to all job sites. Total of 18 employees, ten  
employees on site per day. No tractor-trailer  
deliveries. This is an improvement from the prior  
use. The building being 3,800 square feet consists  
of office and warehouse storage of their materials.  
The building is fully sprinklered.

The Master Plan speaks to  
rehabilitating buildings. There will be no garbage  
pick up before 7:00 AM, driveway will be repaved,  
and the drainage system will need to be inspected.  
All lighting on the building will be in compliance  
with code.

This application will remove and  
alleviate ongoing problems that occurred in the  
neighborhood from the prior business. There will be  
no tractor-trailers on the property.

1 NO PUBLIC IN FAVOR OR OPPOSITION

2 R. Feliciano offered a motion to  
approve, second by J. Romero

3 Roll call by Mr. Panetta:

4 G. Laterovian: Yes.

J. Romero: Yes.

5 R. Feliciano: Yes.

S. Aliano: Yes.

6 A. Panetta: Yes.

Chairman Golembiski: Aye.

7 C. Fakhoury: Yes.

8 (APPLICATION APPROVED)

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10 WITH NO FURTHER BUSINESS BEFORE THE  
ZONING BOARD, THE MEETING AJOURNED AT 12:15 AM)

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