

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, JANUARY 22, 2025
8 (REORGANIZATION)

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

12 BEFORE: THE ELMWOOD PARK ZONING
13 BOARD OF ADJUSTMENT

14 MEMBERS PRESENT:

15 JAMES GOLEMBISKI, CHAIRMAN/SECRETARY
16 FRANK BAGLIERI, VICE CHAIRMAN
17 ANGELO PANETTA, Member
18 GREG LATEROVIAN, Member
19 CHAKIB FAKHOURY, Member
20 MIRNA CASTRO-PLACE, Absent
21 ROBERT FELICIANO, Absent
22 JENNIFER ROMERO, Member
23 SALVATORE ALIANO, Member

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

MINUTES PREPARED BY:
BETH CALDERONE
CERTIFIED COURT REPORTER
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CLOSING OUT OF 2024
PUBLIC MEETING
January 22, 2025

MINUTES:

December 18, 2024

Motion offered for approval by G.
Laterovian, Second by J. Romero

MINUTES APPROVED AS SUBMITTED

Members A. Panetta and C. Fakhoury
abstained

RESOLUTION:

A24-019

M. Morales & J. Fernandez

14 Willow Street

Block 103, Lot 8

Variance for Fence

G. Laterovian offered motion to
approve Resolution as written, second by J. Romero

APPROVED AS WRITTEN

Members A. Panetta and C. Fakhoury
abstained

John A. Conte, Jr., called the
January 22, 2025 REORGANIZATION MEETING OF THE
ELMWOOD PARK ZONING BOARD OF ADJUSTMENT meeting to
order, according to the Open Public Meeting Act.

NOMINATION OF CHAIRMAN:

A. Panetta nominated James
Golembiski as Chairman, second by C. Fakhoury.

ACCEPTED/APPROVED BY 6-0 VOTE

J. Golembiski abstained

Frank Baglieri and Salvatore Aliano,
sworn in as members of Zoning Board of Adjustment

NOMINATION OF VICE CHAIRMAN:

G. Laterovian nominated Frank
Baglieri as Vice Chairman, second by S. Aliano

ACCEPTED/APPROVED BY 6-0 VOTE

F. Baglieri abstained

1 NOMINATION OF SECRETARY

2 A. Panetta nominated James
3 Golembiski as Secretary, second by C. Fakhoury
4 ACCEPTED/APPROVED BY 6-0 Vote
5 J. Golembiski abstained
6 -----

7 NOMINATION of Meyerson, Fox & Conte,
8 JOHN A. CONTE, Jr., ESQ., by
9 Chairman Golembiski, Second by J. Romero
10 ACCEPTED/APPROVED BY UNANIMOUS VOTE
11 -----

12 NOMINATION FOR NEGLIA ENGINEERING
13 FOR BOARD ENGINEER

14 Nominated by G. Laterovian, second
15 by J. Romero

16 ACCEPTED/APPROVED BY UNANIMOUS VOTE
17 -----

18 NOMINATION FOR HARBOR ASSOCIATES FOR
19 BOARD PLANNER

20 Nominated by G. Laterovian, Second
21 by C. Fakhoury

22 ACCEPTED/APPROVED BY UNANIMOUS VOTE
23 -----

24 ADOPTION OF 2025 ZONING BOARD
25 MEETING DATES:

January 26, 2025, February 22, 2025
March 26, 2025, April 23, 2025, May 28, 2025, June
25, 2025, July 23, 2025, August (no meeting),
September 24, 2025, October 22, 2025, November 24,
2025 and December 17, 2025 2024

26 ACCEPTED AND APPROVED BY UNANIMOUS
27 VOTE
28 -----

29 THERE BEING NO FURTHER BUSINESS
30 BEFORE THE ZONING BOARD, MEETING ADJOURNED BY
31 UNANIMOUS VOTE @7:50 PM)