

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, FEBRUARY 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 Absent  
15 FRANK BAGLIERI, VICE CHAIRMAN  
16 ANGELO PANETTA, Member  
17 GREG LATEROVIAN, Member  
18 CHAKIB FAKHOURY, Member  
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 MINUTES PREPARED BY:  
BETH CALDERONE  
CERTIFIED COURT REPORTER  
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1  
2 FEBRUARY 26, 2025

3 Vice Chairman Frank Baglieri called  
4 the February 26, 2025 regular meeting of the  
5 ELMWOOD PARK ZONING BOARD OF ADJUSTMENT to order,  
6 according to the Open Public Meeting Act @7:30 PM  
7 -----

8 (WHEREUPON THE FLAG SALUTE)  
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10 AGENDA ITEMS

11 MINUTES OF JANUARY 22, 2025  
12 Motion offered by G. Laterovian,  
13 Second by J. Romero to accept minutes as written

14 APPROVED UNANIMOUSLY 6-0  
15 Member R. Feliciano abstained  
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17 A25-003  
18 MARK EVCIL  
19 191 Franklin Street  
20 Block 1102, Lot 34  
21 Variance for height for  
22 Accessory structure

23 A letter submitted by the Applicant  
24 requesting the application be carried to the next  
25 regular meeting date of March 26, 2025. Statutory  
time waived.

Motion offered to carry application  
to March 26, 2025 offered by G. Laterovian, Second  
by C. Fakhoury.

APPROVED UNANIMOUSLY 7-0  
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1 A25-002  
2 RAPHAEL INTRIERI  
3 200 Market Street  
4 Block 1020, Lot 4  
5 Variance for Lot Coverage, side yard  
6 and front yard setback.

7 Member Greg Laterovian recused

8 Raphael Intrieri, Amelia Intrieri  
9 and Michael Doster, Architect - Witnesses Sworn.

10 The Applicant being entitled to a  
11 full board of seven voting members, applicant was  
12 advised of six eligible voting members this  
13 evening. Applicant stated they would proceed with  
14 six voting members.

15 Applicant owned the building for 12  
16 years located at 200 Market Street. Applicant has  
17 been running his permitted business in the basement  
18 level and first floor. Applicant and his wife made  
19 the second floor their apartment about three years  
20 before the fire on August 1, 2023. Applicant is  
21 renovating the interior of the building and fixing  
22 up the damage from the fire.

23 The first floor and basement level  
24 houses the applicant's existing business, Video  
25 productions, Content Creations for social media,  
music studio, computers. There are no visitors or  
performances on site in the studio. Applicant works  
for iHeart Radio Video Production, and his content  
goes through a drop box drive. The basement level  
also houses mechanicals, utilities and a laundry  
room.

26 This being the NC neighborhood  
27 commercial zone, the lot is 35 X 150 feet. The  
28 current structure is two stories. The first level  
29 will remain as the business use and the second  
30 floor will remain as a one unit apartment.

31 The proposal is for a small rear  
32 addition as well as two proposed decks. One in the  
33 front of the structure and one to the side, being  
34 built over the existing first floor footprint.  
35 There are two entrances and exists. The rear  
staircase accesses the second floor apartment. The  
exterior facade will be stucco and vinyl siding  
matching the existing, with asphalt roof shingles.  
There is excess parking of ten spaces, no variance  
is being requested.

1                   Bollards will be installed near the  
2 deck staircases for safety purposes.

3                   Applicant is seeking relief for  
4 building coverage, adding an additional 36 square  
5 feet, essentially increasing the percentage to 27  
6 percent, where 20 percent is required. Applicant is  
7 seeking relief for front and side yard setbacks due  
8 to the decks located on the property line, both  
9 decks being built above the existing structure.

10                  The recommendation of the board is  
11 to install bollards where the stairs let out for  
12 safety purposes.

13                   NO PUBLIC IN FAVOR OR OPPOSITION

14                  J. ROMERO offers a motion for  
15 approval with bollards installed, second by R.  
16 Feliciano.

17                   ROLL CALL:

18                   R. FELICIANO: Yes.

19                   J. ROMERO: Yes.

20                   S. ALIANO: Yes.

21                   A. PANETTA: Yes.

22                   F. BAGLIERI: Yes.

23                   C. FAKHOURY: Yes.

24                   APPLICATION APPROVED

25                   -----  
26                   There being no further business  
27 before the Zoning Board of Adjustment, the Hearing  
28 adjourned by unanimous Vote 8:15 PM.