

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, APRIL 23, 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, Member
16 ANGELO PANETTA, Member
17 GREG LATEROVIAN, Member
18 CHAKIB FAKHOURY, Member
19 ROBERT FELICIANO, absent
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 APRIL 23, 2025

2 CHAIRMAN JAMES GOLEMBISKI called the
3 APRIL 23, 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)

6 -----
7 AGENDA ITEMS

8 MINUTES OF March 26, 2025
9 Motion offered by G. Laterovian,
Second by A. Panetta to accept minutes as written
10 F. Baglieri abstained.
(Minutes accepted as written)

11 -----
12 RESOLUTIONS:

13 A25-003
Mark Evcil
14 191 Franklin Street
Motion offered by J. Romero, second
by S. Aliano to approve Resolution as written.
15 APPROVED Members C. Fakhoury and F.
Baglieri abstained.

16 -----
17 A25-001 Ninety-Nine Main Avenue LLC
99 Main Avenue
18 Motion offered by G. Laterovian,
second by J. Romero to approve Resolution as
19 written.
(APPROVED) Member F. Baglieri
20 abstained

21 -----
22 A25--006 Bullet Communications, Inc.
319 East 54th Street
Motion offered by C. Fakhoury,
23 second by S. Aliano to approve Resolution as
written.
(APPROVED) Member F. Baglieri
24 abstained.
25 -----

1 AGENDA A25-004 MBP Hoist & Crane
2 107 Kepp Avenue
3 Block 1609, Lot 19
4 Variance for height, lot coverage,
vestibule basement entrance.

5 Jason Tuvel, Esq., on behalf of the
6 applicant. Harry Tuvel, Civil Engineer and Planner
7 described the application request for 107 Kipp
8 Avenue. This current property has some unique
9 characteristics. The property is at a corner,
10 facing a warehouse on one side, across the street,
11 and a Firehouse behind it. The proposal is for a
12 new two-family dwelling, which is a permitted use
13 in the zone. The variance relief is unique due to
14 the eight foot topography change seeking a height
15 variance for approximately 30.5 feet, where 25 is
16 required. However, the two and a half story
17 requirement of the ordinance is being adhered to.
18 No additional floor area or a story as a result.
19 The side and rear yards will comply to code.

20 The application will be a
21 significant upgrade to the area. Applicant is
22 proposing a two-family semi-attached dwelling which
23 is permitted in the zone.

24 The property is located in the R18
25 medium high density zoning district, and the
26 dwelling is consistent with the surrounding area.

27 There is no storm water management
28 currently located on site and the proposal is to
29 comply with the storm water regulations,
30 constructing seepage pits, and will comply with the
31 Board Engineer's report complying to all requests
32 on storm water management.

33 The existing dwelling will be
34 demolished. The retaining wall (engineering
35 certificate required on the existing 7,500 square
36 foot lot.

37 The property can accommodate the
38 height deviation without any detriment to the
39 surrounding area. No impact on light, air, open
40 space. No additional traffic or density present in
41 the application request.

42 Applicant agreed to lowering the
43 attic height for AC units needing a four foot
44 clearance for servicing HVAC equipment. Applicant
45 agreed to a pull-down stair accommodating the
board's concern.

1 Plans need to be more specific on
2 what is located in the attic space.

3 PUBLIC IN FAVOR OR OPPOSITION

4 Geri Ingran, Kipp Avenue resident
5 expressed concern regarding the damaged retaining
6 wall. It will comply with all construction code
7 regulations.

8 The applicant is carrying their
9 application due to discrepancies on the plan. The
10 Board had concerns with the plans as submitted.
11 Applicant will return with revised plans, looking
12 at the height variance, submitting revised plans
13 showing the attic being unfinished, mechanical room
14 location, and will return with the Architect of
15 record to answer questions.

16 APPLICATION IS CARRIED. NO FURTHER
17 NOTICE. TIME IS WAIVED. MEETING CARRIED TO MAY 28,
18 2025

19 APPROVED BY UNANIMOUS VOTE TO CARRY
20 THE APPLICATION TO THE MAY 28th, 2025 ZONING BOARD
21 MEETING

22 -----
23 EYAD ASMAR
24 314 Broadway
25 Block 304, Lot 5
C.C.O. APPROVAL Use Variance,
parking variance.

16 Hisham Hamed, Esq., on behalf of the
17 applicant. Applicant will be renting/leasing the
18 property seeking a use variance describing his
19 printing business will not be the traditional
20 printing with ink, fumes, chemicals involved.
21 Eco-solvents only. Applicant stated the printing
22 machines are digital machines for printing of
23 banners, vehicle lettering for commercial lettering
24 on vans, cars. Basically vinyl cutouts of
25 lettering for police vehicles and commercial
businesses. No working on vehicles on the exterior.
A revised parking layout needs to be updated and
supplied to the board, showing the limited employee
parking and ADA accessible space. There is parking
for two cars inside of the garage.

26 Applicant, leasing the property,
27 will not be doing any modifications, construction
28 to the building.

1 There will be no big machinery
2 required for the use, no fumes, no chemicals, no
3 vibration, no noise. All digital printing,
4 basically the same as a home printer.

5 Hours 9:00 AM to 6:00 PM, no
6 weekends. Applicant is permitted two signs. The
7 prior Resolution from prior use, will determine if
8 the three existing signs are conforming and
9 permitted. Landlord will fill a couple of potholes,
10 and will do what the insurance company requires.
11 Signage lighting will be shut off at 2:00 AM.

12 Applicant will provide a new employee
13 parking drawing to the building department and for
14 the engineer review. Applicant is allowed 70
15 square feet of total signage, two signs permitted.
16 Applicant will reface the existing signage.

17 PUBLIC IN FAVOR OR OPPOSITION

18 Farhanna Balgahoom-Sayegh, expressed
19 her concern about her home being near the property
20 and wanted to make sure that it is not the
21 traditional printing business, and that it will
22 remain a digital printing business, with no
23 chemicals, no fume exposure to the surrounding
24 area.

25 Stipulations that the garbage and
26 recycling pick up will be during normal business
27 hours. A new sketch of employee parking is
28 required. Handicap space needs to shown on the
29 plan with access aisle. Dumpster will not be stored
30 in the front of the building. Signage will be
31 illuminated until 2:00 AM. Any change in use of
32 the business will require the applicant to return
33 to the board.

34 Motion offered by J. Romero, to
35 approve the application, second by C. Fakhoury.

36 ROLL CALL:

37 J. Romero: Aye
38 C. Fakhoury: Aye
39 A. Panetta: Aye
40 S. Aliano: Aye
41 G. Laterovian: Aye.
42 F. Baglieri: Aye
43 J. Golembiski: Aye.

44 (APPROVED)

45 -----
46 NO FURTHER BUSINESS BEFORE THE
47 ZONING BOARD OF ADJUSTMENT, MEETING ADJOURNED BY
48 UNANIMOUS VOTE.