

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, MAY 28, 2025

8 PLACE: Municipal Building
9 Elmwood Park, New Jersey
10 Commencing at 7:35 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, Member
19 ROBERT FELICIANO, Member
20 JENNIFER ROMERO, Member
21 SALVATORE ALIANO, Member

22 ALSO PRESENT:

23 MARA L. DOOSKIN, ESQ.,
24 ATTORNEY TO THE BOARD

25 MINUTES PREPARED BY:
BETH CALDERONE
CERTIFIED COURT REPORTER
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1 MAY 28, 2025

2 CHAIRMAN JAMES GOLEMBISKI called the
3 MAY 28, 2025 regular meeting of the ELMWOOD PARK
4 ZONING BOARD OF ADJUSTMENT to order, according to
the Open Public Meeting Act @7:35 PM

5 -----
6 (WHEREUPON THE FLAG SALUTE)
7 -----

8 AGENDA ITEMS

9 MINUTES OF APRIL 23, 2025
Motion offered by G. Laterovian,
10 Second by J. Romero to accept minutes as written
6 MEMBERS APPROVED MINUTES -
11 ACCEPTED AS WRITTEN

Member R. Feliciano abstained
12 APPROVED

13 -----
14 RESOLUTIONS:

15 A25-005 EYAD ASMAR
314 Broadway
Block 304, Lot 5
Use Variance C.C.O Approval

16 J. Romero offered to approve
17 Resolution as written, second by C Fakhoury
6 MEMBERS APPROVED RESOLUTION AS
18 WRITTEN

Member R. Feliciano abstained
19 APPROVED

20 -----
21 CONTINUED BUSINESS

22 A25-004 MBP HOIST & CRANE
107 Kipp Avenue
Variance for height, lot coverage
Vestibule basement entrance
(Applicant submitted a letter
23 requesting the application to be carried to the
June 25th, 2025 meeting, without prejudice, waiving
24 time restrictions)

25 Motion offered to carry application
offered by C. Fakhoury, second by R. Feliciano.
APPROVED BY UNANIMOUS VOTE

1 NEW BUSINESS:

2 A25-007 Thomas & Tina Montone

3 158 Hillman Drive

4 Block 1307, Lot 12

5 Variance for building lot coverage

6 Applicant is requesting to enclose
7 an existing deck for a three-seasonal room in the
8 rear yard that's attached to the home for
9 additional living space. Applicant will cover the
10 existing deck. Applicant will not be installing
11 heating or plumbing. Applicant will install
12 electricity for lighting. The coverage is increased
13 by 2.5 percent. The existing shed will remain.

14 NO PUBLIC IN FAVOR OR OPPOSITION

15 Member C. Fakhoury offered a motion
16 to approve the application as submitted, second by
17 J. Romero.

18 APPLICATION APPROVED UNANIMOUSLY

19 7-0.

20 APPROVED
21 -----

22 (THERE BEING NO FURTHER BUSINESS
23 BEFORE THE ZONING BOARD OF ADJUSTMENT, THE MEETING
24 ADJOURNED @8:00 PM)