

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, JUNE 25, 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, 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 MYRNA CASTRO-PLACE, Member

23 ALSO PRESENT:

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

YASSEEN SAAD, Engineer
ANTHONY GALLERANO, Planner

21 MINUTES PREPARED BY:
22 BETH CALDERONE
23 CERTIFIED COURT REPORTER
24 75 Ottawa Avenue
25 Hasbrouck Heights, NJ 07604
(201) 982-5157
Email-Calderone2000@aol.com

1 JUNE 25, 2025

2 CHAIRMAN JAMES GOLEMBISKI called the
3 JUNE 25, 2025 regular meeting of the ELMWOOD PARK
4 ZONING BOARD OF ADJUSTMENT to order, according to
the Open Public Meeting Act @7:30 PM

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6 (WHEREUPON THE FLAG SALUTE)

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8 AGENDA ITEMS

9 MINUTES OF MAY 28, 2025

Motion offered by A. Panetta, Second
by C. Fakhoury to accept minutes as written

MINUTES APPROVED AS WRITTEN

Members F. Baglieri and M.
Castro-Place abstained

APPROVED

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13 RESOLUTIONS:

14 A25-007 Thomas and Tina Montone
15 158 Hillman Drive
Block 1307, Lot 12
Variance for Building Coverage

16 A. Panetta offered to approve
17 Resolution as written, second by J. Romero
MEMBERS APPROVED RESOLUTION AS
WRITTEN

18 Members F. Baglieri and M.
19 Castro-place abstained

APPROVED

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21 CONTINUED BUSINESS

A25-004 MBP HOIST & CRANE
107 Kipp Avenue
Variance for height, lot coverage
Vestibule basement entrance

23 Jason Tuvel, Esq., on behalf of the
24 applicant.

Thomas Stearns, Engineer
Roderick Lewis, Architect

The application was concluded with the planning testimony at a prior meeting, as well as the concluded civil engineering testimony.

There were two outstanding issues related to the attic layout shown on the floor plan and the request to reduce the height of the home based on the reconfiguration to the attic, to ensure there is no livable space.

The revision/changes were presented and submitted on the revised plans dated 5/20/25. The building height was lowered which eliminated any livable attic space. Applicant dropped to a five on 12 slope, which enabled the 21 inch drop in height. Height of the building is now 29.99 feet.

The attic with the decreased pitch and roof, has a corridor height of six feet to access and service the HVAC units. The attic is non-habitable space and now complies.

NO PUBLIC IN FAVOR OR OPPOSITION

Applicant will comply with the stipulations set forth on the record.

R. Feliciano offered to approve the application with stipulations, second by S. Aliano

MEMBERS APPROVED APPLICATION
w/stipulations. M. Castro-Place Abstained

A25-008
Tara and Joseph Abalsamo
129 Elmwood Drive
Block 202, Loty 25
Variance for pool in right of way

Due to an 10 foot wide active drainage easement in the rear of the home, the placement/location of the pool was denied. Applicant is requesting a seven foot encroachment into the right of way setback and stipulated that that they will waive their rights, if installing the 15-foot round pool, that there is the understanding if the Borough needs to access the easement, the applicant will need to remove the pool and fencing.

1 NO PUBLIC IN FAVOR OR OPPOSITION

2 J. Romero offers a motion to approve
the application, second by R. Feliciano

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4 ALL MEMBERS APPROVE AFFIRMATIVELY
THE APPLICATION WITH STIPULATIONS.

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8 NO FURTHER BUSINESS BEFORE THE
ZONING BOARD, THE MEETING ADJOURNED BY UNANIMOUS
VOTE @8:20 PM

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