

**BERGEN COUNTY CONSTRUCTION BOARD OF APPEALS  
MINUTES**

**DATE: Thursday, October 12, 2023 – 5:00 p.m.**

Vice -Chairman Mr. Cunningham called meeting to order  
Pledge of Allegiance  
Open Public Meeting Statement  
Chairman Mr. Montroy requested a roll call

**Present:** Gary Montroy  
Chris Cunningham  
Michael Dalessio  
Giuseppe LaMastra  
Gregory Yfantis  
George Georgeou  
David Mateen, Esq., Board Counsel

**Absent:** William Brown

**Announcements:**

None

**Approval of Minutes:**

The Minutes of the September 14, 2023 meeting were approved on a motion introduced by Mr. Montroy. Approved by Mr. Cunningham, seconded by Mr. Dalessio. Abstain: Mr. LaMastra, Mr. Yfantis, Mr. Georgeou.

**Decisions:**

UCC 22-36 412 Washington Terrace/Leonia  
• Approved by Mr. Montroy, seconded by Mr. Dalessio. Abstain: Mr. Lamastra, Mr. Yfantis, Mr. Georgeou

**Adjournments:**

UCC 22-07 1399 Queen Ann Road/Teaneck  
UFC 23-12 15 Massey Street/Lodi  
UFC 23-13 20 Rennie Place/Lodi

**Cases Settled:**

UCC 22-23 21 Prescott Avenue/Garfield  
UCC 22-26 647 Pawnee Lane/Franklin Lakes  
UCC 22-33 10 Railroad Avenue/Closter  
UCC 23-24 991 Colonial Road/Franklin Lakes  
UCC 23-25 911 Colonial Road/Franklin Lakes

**Appeals:**

- UCC 22-28      415 14<sup>th</sup> Street/Carlstadt
- Applicant did not show
  - Case dismissed by the Board
- UCC 22-32      474 Haworth Avenue/Haworth
- Applicant and Town did not show
  - Case dismissed by the Board
- UCC 23-37      151 Leonia Avenue/Leonia
- UCC 23-31      151 Leonia Avenue/Leonia

**Other Business:**

Correspondence sent to Ms. Kim Yeesoon regarding 698 Elite Court, Ridgefield

- Appeal filed out of time

**Next Meeting Date:**    November 9, 2023

**2023 Meeting Dates:**

December 14<sup>th</sup>.

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 5:50 p.m.

For further verbatim details as to the above meeting, kindly consult the recordings.

Respectfully submitted,  
Maizie O'Connor-Patterson  
Secretary to the Board