

**BERGEN COUNTY CONSTRUCTION BOARD OF APPEALS  
MINUTES**

**DATE: Thursday, August 8, 2024 – 4:00 p.m.**

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

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

**Absent:** Giuseppe LaMastra  
William Brown

**Announcements:**

None

**Approval of Minutes:**

The Minutes of the July 11, 2024 meeting were approved on a motion introduced by Mr. Montroy. Approved by Mr. Cunningham, seconded by Mr. Georgeou. Abstained: Mr. Dalessio

**Decisions:**

UFC 23-47      622 Market Street/Elmwood Park  
                    • Abstained: Mr. Yfantis and Mr. Dalessio

**Adjournments:**

UCC 24-09      3 Pembroke Way/Palisades Park  
UCC 24-10      3 Pembroke Way/Palisades Park  
UCC 24-19      47 Dale Avenue/Wyckoff  
UCC 24-26      210 Webster Avenue/Lyndhurst  
UCC 24-29      32-03 Morlot Avenue/Fair Lawn  
UFC 23-30      86-110 Orchard Street, #9/Hackensack  
UCC 24-31      78 West Harwood Terrace/Palisades Park

**Cases Settled:**

UCC 23-52      45 Roosevelt Street/Cresskill  
UCC 23-53      276 Glen Place/Franklin Lakes  
UFC 24-05      140 Hudson Street/Hackensack  
UCC 24-06      180 E. Main Street/Bergenfield

**Appeals:**

UFC 24-03      456 Washington Avenue/Carlstadt  
UCC 24-04      141 Oakdene Avenue/Teaneck

**Other Business:**

None

**Next Meeting Date:**    September 12, 2024

**2024 Meeting Dates:**

October 10, 2024; November 14, 2024; December 12, 2024

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 5:35 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