

**BERGEN COUNTY CONSTRUCTION BOARD OF APPEALS
MINUTES**

DATE: Thursday, October 23, 2025 – 4:05 p.m.

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

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

Absent: William Brown

Announcements:

Approval of Minutes:

The Minutes of the September 11, 2025 meeting were approved on a motion introduced by Mr. Montroy. Approved by Mr. Cunningham, seconded by Mr. Georgeou.

Decisions:

UCC 25-03	92 Troast Street/Hackensack
UCC 25-10	301 Feather Lane/Franklin Lakes
UCC 25-26	911 Hilltop Terrace/Franklin Lakes

Adjournments:

UCC 25-16	1203 River Road/Edgewater
UCC 25-18	528 3 rd Street/Palisades Park

Cases Settled:

UCC 25-19	34 Schley Street/Garfield
UCC 25-31	200 Pershing Road/Englewood Cliffs

Appeals:

UFC 25-13	301 Anderson Avenue/Fairview
	• Town did not show
UFC 25-15	19 Cherry Street/Garfield
UCC 25-17	111 Poplar Street/Ridgefield Park
	• Mr. Yfantis recused himself
UCC 25-21	19 Cherry Street/Garfield
UFC 25-27	17 Cherry Street/Garfield
UCC 25-33	400 Parsons Pond Road/Franklin Lakes
	• Mr. Dalessio recused himself

Other Business:

None

Next Meeting Date: November 13, 2025

2025 Meeting Dates:

December 11, 2025

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 6:40 p.m.

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

Respectfully submitted,
Maizie A. O'Connor
Secretary to the Board