

BERGEN COUNTY CONSTRUCTION BOARD OF APPEALS MINUTES

DATE: Thursday, November 13, 2025 – 4:10 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
Gregory Yfantis
George Georgeou
Michael Dalessio
Taylor Carden
William Brown
David Mateen, Esq., Board Counsel

Absent: Chris Cunningham
Giuseppe LaMastra
Robert Ferrara

Announcements:

Approval of Minutes:

The Minutes of the October 23, 2025 meeting were approved on a motion introduced by Mr. Montroy. Approved by Mr. Georgeou, seconded by Mr. Yfantis.

Decisions:

UFC 25-15	17-19 Cherry Street/Garfield
UFC 25-27	17-19 Cherry Street/Garfield
UCC 25-21	17-19 Cherry Street/Garfield
UCC 25-13	301 Anderson Avenue/Fairview
UCC 25-17	111 Poplar Street/Ridgefield Park

• Mr. Yfantis abstained.

Adjournments:

UFC 25-32 134 Woodcliff Avenue/Woodcliff Lake
UCC 25-35 250 Morris Street/Fairview

Cases Settled:

UCC 25-20 95 Greenwood Avenue/Midland Park
UCC 25-23 565 Haddon Place/Franklin Lakes
UFC 25-28 210 S. Main Street/Hackensack

Appeals:

UCC 25-18 528 3rd Street/Palisades Park

- Town did not show

UCC 25-25 423 North Woodland Street/Englewood

- Town and Applicant did not show
- Case was dismissed for being out of time to appeal

UFC 25-29 25-27 Hawthorne Terrace/Leonia

- Applicant did not show

UCC 25-36 8 Kossuth Street/Haledon

- Town did not show

Other Business:

None

Next Meeting Date: November 25, 2025 (Special Meeting)

2025 Meeting Dates:

December 11, 2025

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 5:05 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