

**BERGEN COUNTY CONSTRUCTION BOARD OF APPEALS
MINUTES**

DATE: Thursday, December 11, 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
 Giuseppe LaMastra
 Michael Dalessio
 William Brown
 Robert Ferrara
 David Mateen, Esq., Board Counsel

Absent: George Georgeou
 Taylor Carden

Announcements:

Approval of Minutes:

The Minutes of the October 23, 2025 and November 5, 2025 meetings were approved on a motion introduced by Mr. Montroy. Approved by Mr. Yfantis, seconded by Mr. Dalessio. Mr. Cunningham abstained.

Decisions:

UCC 25-36 8 Kossuth Street/Haledon
 • Mr. Cunningham and Mr. Ferrara abstained

Adjournments:

UFC 25-32 134 Woodcliff Avenue/Woodcliff Lake
UCC 25-35 250 Morris Street/Fairview
UCC 25-37 131 E. Oak Street/Ramsey

Cases Settled:

UCC 25-16 1203 River Road/Edgewater

Appeals:

UCC 25-18 528 3rd Street/Palisades Park

UFC 25-29 25-27 Hawthorne Terrace/Leonia

Other Business:

None

Next Meeting Date: January 14, 2026 (Wednesday)

2026 Meeting Dates:

February 12, 2026; March 12, 2026; April 15, 2026; May 7, 2026; June 11, 2026; July 15, 2026; August 13, 2026; September 10, 2026; October 8, 2026; November 12, 2026; December 10, 2026

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