

**BERGEN COUNTY CONSTRUCTION BOARD OF APPEALS
MINUTES**

DATE: Thursday, February 12, 2026 – 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
Giuseppe LaMastra
Gregory Yfantis
Michael Dalessio
William Brown
Taylor Carden
Robert Ferrara
David Mateen, Esq., Board Counsel

Absent: George Georgeou

Announcements:

Approval of Minutes:

The Minutes of the January 14, 2026 meeting was approved on a motion introduced by Mr. Montroy. Approved by Mr. Cunningham, seconded by Mr. Brown. Abstained: Mr. LaMastra, Mr. Yfantis, Ms. Carden, Mr. Ferrara

Decisions:

- UCC 25-35 250 Morris Street/Fairview
- Abstained: Mr. LaMastra, Mr. Yfantis, Ms. Carden, Mr. Ferrara
- UCC 25-42 400 Parsons Pond Road/Franklin Lakes
- Abstained: Mr. LaMastra, Mr. Yfantis, Mr. Brown, Mr. Dalessio, Ms. Carden, Mr. Ferrara

Adjournments:

UCC 25-37 131 E. Oak Street/Ramsey

Cases Settled:

UCC 25-41 377 Beech Street/Teaneck
UCC 25-43 84 Stuyvesant Road/Teaneck
UCC 25-44 468 Cedar Lane/Teaneck

Appeals:

- UCC 25-32 134 Woodcliff Avenue/Woodcliff Lake
UCC 25-39 375 Pulis Avenue/Franklin Lakes
- Mr. Dalessio recused himself

UCC 26-01 630 Wyckoff Avenue/Mahwah

- Mr. Montroy and Mr. Dalessio recused themselves

Other Business:

None

Next Meeting Date: March 12, 2026

2026 Meeting Dates:

April 16, 2026; May 14, 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 6:30 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