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BOROUGH OF ELMWOOD PARK
PLANNING BOARD
WEDNESDAY, JUNE 12, 2024
Elmwood Park, New Jersey
Commencing at 7:30 PM

MEMBERS PRESENT:
ANTONIO CASTELBUONO
ACTING CHAIRMAN
MAYOR ROBERT COLLETTI
COUNCILWOMAN THERESA SHERIDAN
JOSEPH BENIAMINI, Member
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Member
MYLES GARVEY, Member
ROBERT ELDER, Member
ANDREW TISELLANO, Member
ERIC SAIMSON, Member

ALSO PRESENT:

JOHN A. CONTE, JR., ESQ.,
ATTORNEY TO THE BOARD

CARRIE PARETTI, SECRETARY
JOHN CHAYKO, BOARD ENGINEER

MINUTES PREPARED BY:
BETH CALDERONE
CERTIFIED COURT REPORTER
75 Ottawa Avenue
Hasbrouck Heights, NJ 07604
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June 12, 2024

ELMWOOD PARK PLANNING BOARD

MEETING called to ORDER of the Elmwood Park Planning Board according to the Open Public Meeting Act, June 12, 2024, 2024 @7:30 PM

FLAG SALUTE

MINUTES: May 8, 2024
Moved offered by R. Elder to
approve, Second by A. Tisellano
Approved unanimously
MINUTES APPROVED AS WRITTEN

CONTINUATION OF APPLICATION
P24-002 Culture Craft Cannabis
Collective, LLC.
48 Bushes Lane.
Block 1106, Lot 11
Application for site plan approval
and conditional use of Class 1 Cultivating and
Class 2 manufacturing cannabis micro-business and
variance for front yard setback.

The Class I Cultivating and Class 2 Manufacturing proposed application is before the board this evening for a vote roll call on the application. Revisions were reviewed ten days prior to scheduled meeting giving the public the opportunity to review the site plan, which incorporated all of the concerns/comments from the public.

The applicant is seeking a variance for front yard setback for proposed fencing within the front yard setback.

Applicant depicted the entrance and signage, concrete walkway, bollard location, truck ingress and egress. The gate will remain open during normal business hours.

1 Engineer, Michael Jurist, testified
2 to the site plan details. The plan shows the pipe
3 slope and is in compliance. Parking striping,
4 submitted ADA parking shown in the plan, curb stops
5 and emergency generator, and parking area to be
6 protected by bollards.

7 PUBLIC COMMENTS/CONCERNS

8 Quality of life of neighboring
9 property owners and value of property is a concern.
10 Health issues, odor and airborne
11 emissions and sound concerns.

12 BOARD DISCUSSION

13 R. Elder offers a motion for
14 approval to accept the application with revisions
15 as presented. Second by M. Garvey.

16 ACTING CHAIRMAN: Any discussion?

17 MR. TISELLANO: I would like to say
18 something. My concerns are still about the
19 setback, if there is really enough room for a truck
20 to park there. And the other thing, the neighbors.
21 They seem like they are against it. And also the
22 building already has setback issues, and I know it
23 is all grandfathered.

24 ACTING CHAIRMAN: Anybody else?

25 NO RESPONSE

ACTING CHAIRMAN: Roll call.

ROLL CALL BY MS. PARETTI:

MS. PARETTI: Mayor Colletti.

MAYOR COLLETTI: This one is a tough
one. I'm really laboring with it. On one hand you
have an applicant that had his team and himself
bend over backwards to answer all of the questions
concerning the needs of the residences.

And then on the other hand, you have
the residents that simply don't want this in their
neighborhood.

I have concluded that this operation
is incongruent for the area, and I am voting no.

MS. PARETTI: Councilwoman Sheridan.

COUNCILWOMAN SHERIDAN: I have to say
no.

MS. PARETTI: Mr. Intrieri.

MR. INTRIERI: No.

MS. PARETTI: Mr. Beniamini.

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MR. BENIAMINI: No.

MS. PARETTI: Mr. Garvey.

MR. GARVEY: I will make a comment before I vote. I know that it is a controversial issue. There are a lot of people against this and unfortunately, the time to be against this, was when the Mayor and Council was considering approving this. And then when the redevelopment plans were put in, where was the public then? That was when you should have been here to stop it. Because here, we are tasked with the responsibility of following the ordinance and even though after we vote, there can be an appeal made to the Court and they could see that the gentleman is all in compliance. I'm not in total support of this, but I feel that this gentleman and this organization has jumped through every single hoop that we put in front of them, and they answered every question from the public. And I understand the public's concern. It is not that I'm against the public concerns, it is just that this wasn't the time to dispute this. The time to dispute this was when it was brought in front of the Council. The Council could have shot this down and said we don't want marijuana in our town. The Council also approved the redevelopment plan, which we did not. Even when they sent it to us for approval, for a rubber stamp, we were not for the redevelopment plan. And of course we're not the elected officials, so they overrule us and they basically moved forward with their plan.

So I am voting yes because he has complied with the ordinance. He is only asking for one variance, which in this day and age, people come in front of the board and they ask typically for more than one. And I think he is really trying hard to work with the neighborhood, and to be a good neighbor and be a new citizen to our town, so I'm voting yes.

MS. PARETTI: Mr. Elder.

MR. ELDER: I'm voting yes also.

MS. PARETTI: Mr. Mulligan.

MR. MULLIGAN: No.

MS. PARETTI: Mr. Tisellano.

MR. TISELLANO: No.

MS. PARETTI: Mr. Castelbuono.

MR. CASTELBUONO: No.

APPLICATION DENIED

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RESOLUTION:

BUSINESS C.O. Application
B24-018 GOLDEN DRAGON REALTY
454 Market Street
Block 1401, Lot 6
TENANT: Noor Bagel & Deli

Motion offered by R. Elder to
approve Resolution, second by A. Tisellano.
APPROVED BY UNANIMOUS VOTE
RESOLUTION APPROVED AS WRITTEN

(NO FURTHER BUSINESS BEFORE THE
BOARD THE MEETING ADJOURNED BY UNANIMOUS VOTE)