

STATE OF NEW JERSEY  
COUNTY OF BERGEN  
BOROUGH OF ELMWOOD PARK  
PLANNING BOARD

RE:

WORK MEETING

ON

TUESDAY, JULY 2, 2019

JULY 2, 2019  
Municipal Bldg.  
Elmwood Park, New Jersey 07407  
Commencing at 7:33 pm

B E F O R E:

THE PLANNING BOARD OF THE BOROUGH OF ELMWOOD  
PARK.

PRESENT:

- JEFFREY J. FREITAG, Chairman
- DANIEL GOLABEK, Mayor
- ANTONIO CASTELBUONO, Member
- JOSEPH MULLIGAN, Member
- JOSEPH BENIAMINI, Member
- DENISE INGUI, Councilwoman/Member
- ROMANO INTRIERI, Member
- ROBERT COSTA, Bd. Engineer
- LORI SPROVIERO, Bd. Secty.
- JOHN J. CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.  
30 Cedar Island Drive  
Brick, New Jersey 08723  
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## I N D E X

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## AGENDA:

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THE CHAIRMAN: I'd like to call the Elmwood Park Planning Board Work Meeting to order.

Roll call: Present were Members Mayor Golabek, Councilwoman Ingui, Freitag, Intrieri, Beniamini, Castelbuono and Mulligan; Members Shakoor and Pyrka were absent.

(Whereupon the Chairman announced the meeting is compliant with the Sunshine law, and the flag salute commences.)

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BP DEVELOPERS LLC (P19-004)  
PREMISES AFFECTED: 34 Henry Street, Block 1803, Lot 8.  
PURPOSE: Application for a subdivision.

THOMAS DUCH, ESQ. Appeared on behalf of the applicant.

Mr. Duch indicated they are asking for a minor subdivision and the property is fully conforming, no variances are being requested.

They are requesting preliminary and final subdivision approval.

Mr. Duch stated they will comply with all of the Board Engineer's requests stated in his letter.

Mr. Duch indicated they will construct two two-family homes.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public portion.

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PANGIOTIS PANTELEAKIS (P19-001)  
PREMISES AFFECTED: 244 Broadway, Block 303, Lot 1.02.  
PURPOSE: Site Plan application for a parking lot.

SOCRATES LAMBRINIDES, ESQ. Appeared on behalf of the applicant.

Mr. Lambrinides indicated this is basically to tear down an old house which has been abandoned for years and his client intends to construct a parking lot to service Mykonos Taverna the adjoining property, so he is requesting a final site plan.

BRUCE RIGG, Engineer, 1000 Maple Avenue, Glen Rock, New Jersey.

Mr. Rigg reviewed the plans before the Board. He stated the revised plans address all of the items in the

Board Engineer's letter and they added waivers for the ones they have not. He indicated this began as an application to merge two tax lots, which have been together 20/30 years, but it's still two tax lots. They would like to remove that lot line. They are presently merged by Deed. They need the Board's approval so the Tax Assessor will remove one of the two lot configurations. Once that is accomplished, the building can be demolished and they are proposing to expand the parking lot.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public portion.

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BORCE MARTINOSKI (P19-002)  
 PREMISES AFFECTED: 95 17th Avenue, Block 313, Lot 19.  
 PURPOSE: Application for a minor subdivision.

LUBOMIR MARTINOSKI, 52 Falmouth Avenue, Elmwood Park, New Jersey.

Mr. Martinoski stated he is appearing for his son, who is requesting to cut this in two lots and create two nice one-family homes. They are going to conform to all requirements.

Mayor Golabek requested the applicant address the upkeep of the property.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public portion.

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Mayor Golabek made a motion to accept the minutes of the June 5, 2019 meeting, seconded by Ms. Ingui.  
 Roll call vote: All voted in favor.

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Mayor Golabek made a motion to accept the minutes of the June 12, 2019 meeting, seconded by Mr. Beniamini.  
 Roll call vote: All voted in favor.

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There being no further matters before the Board, Mr. Beniamini made a motion to adjourn, seconded by Mr. Intrieri, and all voting in favor of adjournment, the Chairman adjourned the meeting.

LORI SPROVIERO, Bd. Secty.