

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

IN RE:

WORK SESSION ON

MARCH 4, 2020

MARCH 4, 2020
Municipal Building
Elmwood Park, New Jersey 07407
Commencing at 7:30 p.m.

B E F O R E:

THE PLANNING BOARD OF THE BOROUGH OF ELMWOOD
PARK.

PRESENT:

JEFFREY J. FREITAG, Chairman
ROBERT COLLETTI, Mayor/Member
ANTONIO CASTELBUONO, Member
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Member
JOSEPH BENIAMINI, Member
MARGARET PYRKA, Member
VINCENT FERRARA, Alt. 2
CARL ROBERTS, Mayor Delegate
LORI SPROVIERO, Bd. Secty.
JOHN 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

APPLICANT	DISPOSITION	PAGE
BUSINESS CO.O. APPLICATION:		
LIDL (B19-076)		3

THE CHAIRMAN: Good evening, I'd like to call the Work Session of the Elmwood Park Planning Board to order, according to the Open Public Meetings act.

At this time, roll call was taken.

Present were Members Mayor Colletti, Freitag, Intrieri, Beniamini, Castelbuono, Pyrka, Mulligan, Ferrara and Roberts; Members Golabeck and Shakoor were absent.

Whereupon the flag salute commences.

LIDL (B19-076)
PREMISES AFFECTED: 58 Broadway, Block 201, Lot 3.
PURPOSE: Application for a Lidl supermarket.

BRUCE ROSENBERG, ESQ. Appeared on behalf of the applicant.

Mr. Rosenberg indicated he has representatives present to answer any questions the Board may have.

GAIL PRICE, ESQ. Appeared on behalf of the tenant.

Mr. Rosenberg indicated Lidl is intending to occupy a portion of the ACME building, as one of their grocery stores. The hours of operation and operations will be the same as any other grocery store, in terms of delivery and employees regarding the balance of the building. There is no tenant as of yet. The same owners have owned the building for twenty years and the next tenant will be totally compatible with Lidl.

MANAN JOSHI, appeared.

Mr. Joshi indicated the present vestibule will be used as Lidl's main entrance.

RONALD SCHRADER, Real Estate Manager/Lidl, appeared.

Mr. Schrader reviewed the plans before the Board.

Ms. Price welcomed any questions and suggestions the Board may have.

Mr. Joshi indicated that after some modifications, Lidl will be able to occupy the space in question. Mr. Joshi reviewed the plans before the Board.

MARK O'CONNOR, Arcadia Realty, appeared.

Mr. O'Connor indicated his company negotiates with prospective tenants. He added they pull two building permits; one is the building permit for the landlord's portion of the work, and then Lidl will obtain the C.O.s to finish the work. He stated the footprint of the building will not change.

At this time, the Board requested revised as-built plans for next week. Mr. O'Connor indicated the property has a variance for 554 parking spaces and Lidl will occupy 28,535 square feet.

Mr. Schrader indicated hours of operation are 8 a.m. to 10 p.m. Garbage will function same as ACME. Deliveries, one to two per day, typically come at night. There will be two shifts every day, 6 a.m. to 2 a.m. and 2 p.m. to 10 p.m. The only cooking on site will be their bakery. Besides food items they will also offer items such as athletic wear and small cooking appliances.

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

Mr. Ferrara made a motion to accept the minutes of the February 12, 2020 meeting, seconded by Mr. Castelbuono.

Roll call vote: All voted in favor.

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

LORI SPROVIERO, Bd. Secty.