

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

IN RE:

MATTERS AND DECISIONS

RENDERED ON

MARCH 11, 2020

MARCH 11, 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
- ANTONIO CASTELBUONO, Member
- ROMANO INTRIERI, Member
- JOSEPH MULLIGAN, Member
- JOSEPH BENIAMINI, Member
- MARGARET PYRKA, Member
- HARRIS SHAKOOR, Member
- VINCENT FERRARA, Member
- MYLES GARVEY, Alt. 1
- CARL ROBERTS, Mayor Delegate/Member
- LORI SPROVIERO, Bd. Secty.
- JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
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I N D E X

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

THE CHAIRMAN: Good evening, I call the regular meeting of the Elmwood Park Planning Board to order, according to the Open Public Meetings act.

(Whereupon the flag salute commences.)

Roll Call: Present were Members Freitag, Intrieri, Beniamini, Castelbuono, Mulligan, Garvey, Ferrara, Pyrka (arrived late) and Roberts (arrived late); Members Mayor Colletti, Golabek and Shakoor were absent.

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

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

GAIL PRICE, ESQ., appeared on behalf of Lidl.

Mr. Rosenberg reviewed the prior history regarding the subject premises; under the present lease the owners of the property are required to divide the space into two spaces. The total ACME space contains 47,760 square feet; Lidl will occupy 28,530 square feet. The balance of the building is 19,220 square feet. Presently there is not a tenant for the remaining space. They are seeking CCO approval so the owner can immediately file for construction plans to divide the space, so Lidl can move forward.

At this time, Exhibit A is received and marked.

Mr. Rosenberg indicated they will comply with the Board Engineer's letter dated 3/11/20.

RONALD SCHRADER, 144 Lefante Way, Bayonne, New Jersey, sworn.

Mr. Schrader testified Lidl will occupy the portion of the store to the left as you fact the building. He testified Lidl is a European grocer that presently has a little over 11,000 locations, headquartered in Virginia. They offer high quality products at very low prices. The majority of their business involves grocer products and a small line of non-food products. Typical hours of operation are 8 a.m. to 10 p.m., with two shifts. Each shift has approximately 10 to 15 employees. They offer health

benefits to part-time employees. They receive one delivery per day, usually before 6 a.m. the driver will back into the loading dock and the product will be unloaded. They typically receive one tractor trailer delivery per day or seven per week. Coke also makes one delivery per day. He testified all deliveries will be made through the rear loading dock and not through the front of the store. If necessary, there will be new cart corrals located in the parking area.

After further questioning and discussion, the Chairman opened the meeting to the public.

LENORE MADRACHIMOV, 92 Echo Place, Elmwood Park, New Jersey, sworn.

Ms. Madrachimov expressed concern about how long the tractor trailers would remain running and how long the process lasts.

Hearing no one, the Chairman closed the public. Mr. Beniamini made a motion to approve, seconded by Mr. Castelbuono.

Roll call vote: Voting yes in favor of motion were Members Intrieri, Beniamini, Castelbuono, Freitag, Pyrka, Mulligan, Garvey, Ferrara and Roberts.

Mr. Ferrara made a motion to accept the Bond Ordinance, seconded by Mr. Beniamini.

Roll call vote: All voted in favor; Mr. Garvey abstained.

Mr. Conte noted he will send a letter to the governing body indicating the Board has no comment on the Board Ordinance.

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

LORI SPROVIERO, Bd. Secty.