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STATE OF NEW JERSEY COUNTY OF BERGEN  
BOROUGH OF ELMWOOD PARK  
ZONING BOARD OF ADJUSTMENT

IN RE: MATTERS AND DECISIONS  
RENDERED ON  
WEDNESDAY, OCTOBER 14, 2020

TAKEN PLACE: Municipal Building  
Elmwood Park, New Jersey  
Commencing at 7:30 PM

BEFORE: The Planning Board of  
Elmwood Park

PRESENT:

- JEFFREY FREITAG, CHAIRMAN
- ROBERT COLLETTI, absent
- COUNCILMAN GOLABEK, absent
- JOSEPH BENIAMINI, Member
- ANTONIO CASTELBUONO, Member
- ROMANO INTRIERI, Member
- JOSEPH MULLIGAN, Member
- MARGARET PYRKA, Member
- HARIS SHAKOOR, absent
- VINCENT FERRARA, Alt 2
- MYLES GARVEY, Alt 1

ALSO PRESENT  
ANDREW BOLSON, ESQ.,  
ATTORNEY TO THE BOARD

MINUTES PREPARED BY:  
BETH CALDERONE  
CERTIFIED COURT REPORTER  
75 Ottawa Avenue  
Hasbrouck Heights, NJ 07604  
(201) 982-5157  
Email-Calderone2000@aol.com

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APPLICANT:

B20-046 73 Broadway  
Block 124, Lot 4, Mi Yoon  
BUBBLE TEA STORE  
(GRANTED)

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RESOLUTIONS

P20-001 ONCENTER CONSTRUCTION  
APPROVED AS WRITTEN

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P20-002 MARCAL MANUFACTURING, LLC  
APPROVED AS WRITTEN

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P20-003 MARCAL MANUFACTURING, LLC  
APPROVED AS WRITTEN

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Chairman Freitag called the regular meeting of the Elmwood Park Planning Board to order, according to the Open Public Meeting Act.

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FLAG SALUTE

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BOARD AGENDA

BUSINESS C.O. APPLICATION

B20-046  
73 Broadway, Block 124, Lot 4  
Mi Yoon TENANT Bubble Tea Store

WITNESS: Shui Lun Ma 48 Hamilton Avenue Elmwood Park, New Jersey

1 Applicant is opening a tea store  
called Bubble Tea at the premises of 73 Broadway.

2 Applicant stated the tea is from  
Taiwan, being a very popular kind of tea,  
3 especially in Fort Lee, New Jersey, the Hoboken  
area mostly with the younger generation of people  
4 who like the taste of the flavors of the different  
varieties.

5 The exact name of the business is  
Ma's Bubble Tea.

6 Hours of operation will be 9:00 AM  
to 9:00 PM, seven days a week, needing a half an  
7 hour prior to open, and a half an hour to clean up.

8 Deliveries/Supplies will be  
delivered on Tuesday, once a week, by van, or  
mini-truck.

9 The side of the building will  
accommodate deliveries in the existing parking lot.

10 The side street, Orange Avenue,  
patrons can park and deliveries will be from the  
11 back door.

12 There is one dedicated space to the  
tenant in the parking area behind the building.

13 Maximum two employees total, the  
applicant and his son.

14  
15 Garbage/trash, the applicant stated  
there will not be a significant amount of trash.  
16 The applicant will need to speak to his landlord to  
determine/arrange for shared trash pickup or use of  
an existing dumpster on the premises.

17  
18 Applicant stated no food will be  
prepared on site, no cooking on site, no lottery or  
19 cigarettes sold. There will be pre-made sandwiches  
for the customers and primarily all consumption is  
off site.

20 Customers will come in and order  
their tea or order in advance online, spending  
21 approximately less than 3 or 4 minutes on site.  
Garbage will be worked out with the landlord.

22 No customers will be able to park in  
the rear. They will need to park on the street.  
23 The majority of their customers will be walk ins.

24 Applicant will need to speak to the  
landlord regarding trash/garbage/dumpster/pick-up.

25 After further discussion, the  
Chairman opened the meeting to the Public

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NO PUBLIC IN FAVOR OR OPPOSITION

A. Castelbuono offered a motion for approval, second by J. Mulligan.

ROLL CALL VOTE:

Members Freitag, Beniamini, Castelbuono, Mulligan, Ferrara, Pyrka, Intrieri, Garvey FOR APPROVAL

APPLICATION APPROVED

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The Planning board will send a letter of recommendation to Mayor & council to move forward with the presentation/plan by Topology, the planner for the planning board, to consider the redevelopment plan as presented to the board for the Mayor & Council to adopt said plan.

A. Castelbuono moved, second by M. Pyrka.

ROLL CALL: Freitag-yes, Intrieri-abstain, Garvey-no, Beniamini-abstain, Castelbuono-yes, Pyrka-yes, Mulligan-abstain, Ferrera-yes.

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SEPTEMBER 9, 2020 MINUTES APPROVED WITH CORRECTIONS

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NO FURTHER BUSINESS  
NEXT MEETING: NOVEMBER 16, 2020  
MEETING ADJOURNED @8:30 PM