

1 STATE OF NEW JERSEY
2 COUNTY OF BERGEN
3 BOROUGH OF ELMWOOD PARK
4 PLANNING BOARD

5 (WORK SESSION)
6 IN RE: 2020 MASTER PLAN/
7 REDEVELOPMENT PLAN

8 WEDNESDAY OCTOBER 7, 2020

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

12 BEFORE: THE PLANNING BOARD
13 OF ELMWOOD PARK

14 PRESENT:

15 JEFFREY FREITAG, CHAIRMAN
16 MAYOR ROBERT COLLETTI
17 COUNCILMAN GOLABEK
18 JOSEPH BENIAMINI, Member
19 ANTONIO CASTELBUONO, Member
20 ROMANO INTRIERI, Member, absent
21 JOSEPH MULLIGAN, Member
22 VINCENT FERRARA, Member
23 MYLES GARVEY, Alt 1, absent
24 MARGARET PYRKA, Member
25 CAROL ROBERTS, Member
HARIS SHAKOOR, Member

ALSO PRESENT

JOHN CONTE, ESQ.,
ATTORNEY TO THE BOARD
LORI SPROVERIO, BOARD SECRETARY

MINUTES PREPARED BY:

BETH CALDERONE, C.C.R.
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(201) 982-5157

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WORK SESSION MEETING
OCTOBER 7, 2020

IN RE:
DISCUSSION ON MASTER PLAN
UPDATE 2020

REDEVELOPMENT PLAN DRAFT

1 Included in the draft; the housing
2 element associated with the settlement agreement
3 regarding affordable housing, improving the
4 promotion of the commercial district, and promotion
5 of the residential district. Open space was
6 discussed, the environmental situation along River
7 Street, having a greener community, vehicle traffic
8 and pedestrian circulation issues all are
9 encompassed in the re-examination of the master
10 plan.

11 The community's industrial district
12 is key to ratables, key to jobs, key to quality of
13 life and land use decisions should be made to
14 promote this to continue.

15 The 2010 and 2020 master plan are
16 back-to-back documents with recommended policy
17 updates. There were approximately 247 people who
18 responded on the town's website that participated
19 with feedback to what they want to see as
20 improvements in their community. The draft
21 includes quality of life issues, maintaining
22 existing parks, maintaining the height restrictions
23 for clarity purposes.

24 This Master plan will not change the
25 zoning regulations. All recommendations by the
26 planning board, borough attorney, building
27 department and zoning board, will be encapsulated
28 within this document. Discussions on re-examining
29 the front yard setback of 25 feet regarding
30 homeowners wanting a porch overhang was also a
31 discussion. Mr. Colley will continue conversations
32 with the Borough's Affordable Housing Council, the
33 Borough Engineer, the building department, zoning
34 board requesting final comments/recommendations for
35 the final document to be ready for a hearing in
36 November or December.

37 The Redevelopment, the overview of
38 the plan process is what is called a master plan
39 consistency. The existing zoning remains, and this
40 document adds a lot more detail in terms of design
41 standards, and it allows specified public
42 improvements. All zoning codes stay in place with
43 the redevelopment plan. The document just adds
44 another layer of specificity.

45 The Redevelopment Plan includes the
46 newly introduced ordinances, which would adopt this
47 plan, and it will include any identification of any
48 provisions in the plan which are inconsistent in
49 the master plan as the board deems appropriate.

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The Redevelopment plan advances significant portions of the master plan, consistent with the intent of the master plan. This redevelopment plan will now mesh with the newly developed plan.

Discussions ensued regarding parking, lack of parking, parking standards, and shared parking which may require to go to the mayor and council for further discussion. This plan does permit a parking structure as a permitted use in the permitted district.

NO PUBLIC COMMENT

There being no further business before the Board, a motion was moved and seconded in favor of adjournment.

ALL MEMBERS VOTED IN THE AFFIRMATIVE TO ADJOURN SAID MEETING

MEETING ADJOURNED @9:55 PM