

1 STATE OF NEW JERSEY COUNTY OF BERGEN

2 BOROUGH OF ELMWOOD PARK
3 ZONING BOARD OF ADJUSTMENT

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

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

10 BEFORE: The Planning Board of
11 Elmwood Park

12 PRESENT:

13 JEFFREY FREITAG, CHAIRMAN
14 ROBERT COLLETTI, absent
15 COUNCILMAN GOLABEK, absent
16 JOSEPH BENIAMINI, Member
17 ANTONIO CASTELBUONO, Member
18 ROMANO INTRIERI, Member
19 JOSEPH MULLIGAN, Member
20 MARGARET PYRKA, Member
21 HARI SHAKOOR, absent
22 VINCENT FERRARA, Alt 2
23 MYLES GARVEY, Alt 1

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

MINUTES PREPARED BY:
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APPLICANT:

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

RESOLUTIONS

P20-001 ONCENTER CONSTRUCTION
APPROVED AS WRITTEN

P20-002 MARCAL MANUFACTURING, LLC
APPROVED AS WRITTEN

P20-003 MARCAL MANUFACTURING, LLC
APPROVED AS WRITTEN

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

FLAG SALUTE

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
4 area mostly with the younger generation of people
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

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, Intrieri=yes.

SEPTEMBER 9, 2020 MINUTES APPROVED WITH CORRECTIONS

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