

1 STATE OF NEW JERSEY COUNTY OF BERGEN

2 BOROUGH OF ELMWOOD PARK  
3 PLANNING BOARD

4 IN RE: MATTERS AND DECISIONS  
5 RENDERED ON  
6 MONDAY, NOVEMBER 16, 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 MAYOR ROBERT COLLETTI, Member  
15 COUNCILMAN GOLABEK, member  
16 JOSEPH BENIAMINI, Member  
17 ANTONIO CASTELBUONO, absent  
18 ROMANO INTRIERI, absent  
19 JOSEPH MULLIGAN, Member  
20 MARGARET PYRKA, Member  
21 HARIS SHAKOOR, absent  
22 VINCENT FERRARA, Alt 2  
23 MYLES GARVEY, Alt 1

24 ALSO PRESENT  
25 JOHN CONTE, 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

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

November 16, 2020

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4 FLAG SALUTE

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5 BOARD AGENDA

6 RESOLUTION:

P20-046

7 73 Broadway Block 124, Lot 4

Mi Yoon solution

8 V. Ferrara offers a MOTION for  
approval, second by J. Mulligan.

9 ALL IN FAVOR (Members  
10 Golabeck/Colletti abstained)

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12 MINUTES: October 14, 2020 offered by  
Councilman Golabek, second by J. Beniamini,

13 ALL IN FAVOR (Mayor Coletti  
14 Abstained)

15 MINUTES ACCEPTED

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17 NEW BUSINESS:

18 P20-055

495 Boulevard Associates, LLC

495 Mola Boulevard

19  
20 THOMAS JARDIM, ESQ., Jardim, Meisner  
& Susser, Esqs., on behalf of the applicant Essence  
Automotive, LLC.

21 Present are the tenant from Essence  
Automotive and the landlord of 495 Boulevard  
22 Associates in support of the application.

23 Steven Chepovetsky, business address  
60 Railroad Avenue, Hasbrouck Heights, New Jersey.

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2 Essence Automotive is a car  
3 warehouse. Applicant stated it will not have any  
4 automotive operations, auto repairs, except for  
5 storage of vehicles in the building. Applicant owns  
6 another dealership on the corner of Mola Boulevard  
7 and Route 46, Park Auto Mall where sales of  
8 vehicles take place.

9 Applicant will use this lot for a  
10 satellite location for storage of vehicles for  
11 approximately 50 cars.

12 Applicant stated there will be no  
13 customers at this location. This location is only  
14 for inventory. There will be a maximum of two  
15 employees at one time just to drop off and pick up  
16 requested vehicles.

17 Applicant stated no big trailers  
18 with vehicles will be entering the site, stating  
19 that all the deliveries will take place at his  
20 primary location, the existing dealership, located  
21 on Mola Boulevard and Route 46.

22 Applicant stated most people look on  
23 line, review their website. This lot is a satellite  
24 lot for inventory of vehicles.

25 Hours of operation: Monday through  
Friday 10:00 AM to 7:00 PM. Saturday 10:00 AM to  
6:00 PM. Applicant will be selling passenger  
vehicles. No repairs, no storage of any fuel. A  
small identification sign, and the number of the  
building will be installed being compliant with the  
borough ordinance.

Applicant will agree as a condition  
to whatever the Fire subcode official requires for  
the site.

CARY FUCHSMAN, Landlord, stated he  
would provide a drawing to the satisfaction of the  
building department showing the vehicular parking,  
and is in agreement with the building official,  
building department, engineer, and fire official  
requests.

PUBLIC IN FAVOR OR OPPOSITION

Lenore Madrachimov 92 Echo Place  
stated her concerns regarding the ventilation in  
the building regarding the fumes.

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MOTION offered for APPROVAL by M. Garvey, second by M. Pyrka, subject to all State, County, Local requirements and completion of appropriate drawings to be submitted indicating parking of vehicles.

Members Beniamini, Colletti, Freitag, Golabek, Mulligan, Pyrka, Garvey, and Ferrera all in favor.

APPLICATION APPROVED

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NEW BUSINESS

B20-043 Bruce Haley, 391 Route 46 West, Block 1807, Lot 2 (CCO)

TENANT: Carma Motors, LLC.

THOMAS DUCH, Esq., appearing on behalf of the applicant.

ASSAAD GERGES is before the board for a CCO. Applicant stated the prior use was a car dealership as he operated the business years ago.

The proposed use is a car dealership. Hours of operation, Monday through Friday 9:00 AM to 9:00 PM. Saturday hours 9:00 AM to 5:00 PM, Sunday being closed. Delivery of vehicles will be during business hours only.

The site plan submitted shows arrangement of parking of vehicles.

Applicant will have a maximum of four employees. Applicant will occupy the existing building on site as a dealership and showroom.

Applicant stated his employees/family members will utilize the "For Sale vehicles" to drive to and from the site. There will be no large truck delivery of vehicles. All vehicles will be hand driven to the site. No repair work on site. No bodywork on site. The cars will be power washed on site, using about a gallon or less of water per car.

1 Behind the building there is a  
 2 dumpster for the site, and pick up will be once a  
 3 week. The existing fencing will remain and no  
 4 renovations are being proposed to the building.  
 5 Signage will be conforming.

6 A letter dated November 16, 2020  
 7 authored by Suburban Consulting Engineers, pointed  
 8 out that this is an existing non-conforming lot,  
 9 and there is no increase in any non-conformities  
 10 with the proposed request.

11 Spaces are 9 X 18 on the Henry  
 12 Street side. Applicant is maintaining the same  
 13 entrance/exit off of Henry Street.

14 Applicant agreed that the employees  
 15 will not use the customer spaces for parking of  
 16 their own vehicles, and agreed to those spaces in  
 17 the front will remain open for customers.  
 18 Applicant will be ADA compliant. Applicant is  
 19 sensitive to the residential area, and stated he  
 20 will be a good neighbor to the surrounding area.  
 21 The site plan submitted with the application  
 22 indicates the parking of the 42-45 vehicles.

23 All fencing will remain the same.  
 24 White chain link with slats in rear/back of  
 25 property. The stipulation will be that the slats  
 that are existing will remain and the fencing with  
 slats will be complete all the way through.

15 PUBLIC PORTION IN FAVOR OR  
 16 OPPOSITION

17 Lenore Mdrachimov 92 Echo Place  
 18 stated her concerns regarding the total number of  
 19 cars, utilization of the customer vehicle spaces,  
 20 and the stacking of the vehicles being  
 21 unacceptable.

22 Applicant will need to comply with  
 23 the ordinance regarding no banners, no flags.

24 MOTION offered for APPROVAL by V.  
 25 Ferrara, Second by J. Mulligan.

Members Beniamini, Colletti,  
 Freitag, Golabek, Muligan, Pyrka, Garvey and  
 Ferrara all voting in the affirmative to approve.

APPLICATION APPROVED

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 MEETING CONCLUDED

(MEETING ADJOURNED @8:40 PM)

(NEXT MEETING DECEMBER 2, 2020 WORK

SESSION)