

1 STATE OF NEW JERSEY COUNTY OF BERGEN

2 BOROUGH OF ELMWOOD PARK
3 PLANNING BOARD

4 WORK SESSION

5 IN RE: MATTERS AND DECISIONS
6 RENDERED ON
7 WEDNESDAY, DECEMBER 2, 2020

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

11 BEFORE: The Planning Board of
12 Elmwood Park

13 PRESENT:

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

25 ALSO PRESENT
JOHN CONTE, ESQ.,
ATTORNEY TO THE BOARD
LORI SPROVERIO, Secretary
ROBERT MONACO, Boswell Engineering

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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WORK SESSION

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

DECEMBER 2, 2020

FLAG SALUTE

BOARD AGENDA

RESOLUTIONS: (None)

MINUTES: (None)

DISCUSSION and PRESENTATION BY CHRIS COLLEY OF TOPOLOGY

CHRIS COLLEY, of Topology, is before the board to answer questions from the board as to the presentation given at the October meeting. There were updates to the plan, the plan was formatted and edifications were made. There were questions as to the reduced amount of housing units and due to the census data, it showed the population went up, but the total of household units have gone down.

Chris Colley stated the re-examination updates of the master plan will be before the board at the next public meeting to answer any further questions from the public, before it is sent to the Mayor and Council for final review.

WORK SESSION

P20-005 PSE&G, 91 Midland Avenue, Block 1810, Lot 3.
Application for subdivision

GLENN KIENZ, ESQ., on behalf of Public Service Electric & Gas.
GENE ROTONDA, Engineer stated the

1 facility was built in the '60s and the applicant is
2 requesting permission to build the new substation,
3 taking out the old, and putting in a new substation
4 to provide resilience. The applicant will go from a
5 26kV system to a 69kV system generating a lot more
6 energy to its customers. There will be less noise
7 generated from the site than what exists being an
8 updated system. Storm water management will be
9 submitted and reviewed by the board engineer. The
10 applicant will provide landscaping and will work
11 with the board's professional engineer.

7 PUBLIC PORTION/COMMENTS/QUESTIONS

8 Antonino Spinella, owner of
9 neighboring property located at 75, 69, 53 Midland
10 Avenue, stated his concerns as to the height of the
11 wall, the lifting of the grade, and the drainage of
12 storm water being hindered by the debris that
13 collects in the rear along the railroad tracks, and
14 is concerned about the on-going maintenance of that
15 area.

12 The applicant will address all
13 concerns of the board and public on the December
14 9th, 2020 open public meeting. The Applicant will
15 respond to the comments in the Boswell Report to
16 the satisfaction of the Board engineer.

15 APPLICATION DEEMED COMPLETE

16 WORK SESSION
17 P20-006 PROLOGIS, INC., 38 Market
18 Street, Block 902, Lots 2, 10.
19 SITE PLAN WITH VARIANCE

19 CHRIS MURPHY, ESQ., on behalf of
20 Prologis, Inc., provided a brief overview of the
21 project. The property is located at 38 Market
22 Street in the Borough of Elmwood Park.

21 Currently the property consists of an
22 obsolete building with inadequate functionality.

22 Applicant is proposing to demolish
23 the existing building, complete all environmental
24 remediation of the property, and build a brand new
25 Class A, first class market-rate industrial
26 building, consisting of 413,600 square feet in the
27 zoning district.

1 JOSHUA SEWALD, Dynamic Engineering,
2 showed numerous boards. One being the aerial of the
3 overall property showing the existing 400,000
4 square foot facility, being the former Marcal Paper
5 Plant Distribution building.

6 Circulation, truck access, car
7 access, drive aisles, fencing, parking will be
8 discussed in full detail at the public hearing on
9 December 9, 2020.

10 Applicant will be laying the site
11 out in the same manner as existing, and the
12 application will comply with the underlying
13 standards.

14 This new speculative industrial
15 building will be a 40 foot clear warehouse building
16 meant and designed for distribution, storage and
17 fulfillment. The impervious coverage will be
18 reduced, the runoff of sheet flow will be reduced,
19 and storm water management will need to comply to
20 the borough's standards.

21 Today on site, there is no curbing
22 which will be improve the storm water. There will
23 be more green space added and the property being
24 contaminated, will be under the strict DEP
25 rules/guidelines. The redevelopment of the property
will be under the control of the DEP.

There is a floodway, which is
restricted to be built upon. The board questioned a
pathway that exists in the area which is
grandfathered in, and wishes to continue the
sidewalk/pathway along the applicant's property.

The applicant stated that they will
supply the board with drawings at the next meeting
to show where the sidewalk/pathway can or cannot
connect. The DEP will need to approve of any
sidewalk/pathway due to this entire property being
in a floodplain, and being in an environmentally
regulated restricted area.

APPLICATION DEEMED COMPLETE

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