

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

4 PUBLIC MEETING
5 IN RE: MATTERS AND DECISIONS
6 RENDERED ON
7 WEDNESDAY, FEBRUARY 10, 2021

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 FASOLO, absent
17 JOSEPH BENIAMINI, absent
18 ANTONIO CASTELBUONO, member
19 ROMANO INTRIERI, Member
20 JOSEPH MULLIGAN, Member
21 MARGARET PYRKA, Member
22 HARRIS SHAKOOR, absent
23 VINCENT FERRARA, Alt 2 absent
24 MYLES GARVEY, Member
25 CARL ROBERTS, Mayor's Delegate

ALSO PRESENT:
JOHN CONTE, ESQ., (VIA TELEPHONE)
ATTORNEY TO THE BOARD
LORI SPROVIERO, Secretary

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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FEBRUARY 10, 2021

ELMWOOD PARK PLANNING BOARD
PUBLIC MEETING

Chairman Freitag called the regular public meeting of the Elmwood Park Planning Board meeting to order, according to the Open Public Meeting Act, FEBRUARY 10, 2021 @ 7:35 PM.

FLAG SALUTE

APPROVAL OF MINUTES:
JANUARY 20, 2021 minutes offered by J. Mulligan to accept the minutes, Second by A. Castelbuono

Members Freitag, Mayor Colletti, Castelbuono, Intrieri, Mulligan, all in favor to accept minutes. Members Pyrka and Garvey abstained. Motion carried.

NEW BUSINESS:

B20-021 GJS PROPERTIES, LLC
BUSINESS ADDRESS: 37 Midland Avenue
Block 1510, Lot 2.
June Warehousing, LLC

DAVID SCILLIERI, ESQ., appearing on behalf of the applicant June Warehousing, LLC.

Applicant is applying for a business Continued Certificate of Occupancy.

Applicant is renting what is known as Warehouse A, as the property is divided in two parts. The client's business is located in New York City and they are going to use this site solely for storage of furnishings.

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The warehouse will house furniture for rental apartments in Manhattan and other parts of the City. Operation of the business will consist of storage of furniture, and small box trucks going in and out to bring the furniture in or to remove the furniture to a specific rental location.

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Applicant, Ealerian Kopaleish operations manager stated that there will be a manager and two employees on site. Four parking spaces are provided on site, for their own use.

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No exterior site changes. Interior portable shelving will be used for storage of furnishing.

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Hours of operation, seven days a week. Applicant requests a 24-hour operation in case of the rarity for evening hours for a pick up of furniture or a delivery.

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Applicant will adhere and conform to whatever the ordinance requires regarding hours of operation. Applicant stipulated that they will comply/conform to whatever the zoning code and ordinance requires.

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The warehouse is not and will not be opened to the public. No furniture sales will take place at this location. Deliveries come in and out of the rear of the warehouse, with a small 15-foot box truck. Garbage will be taken off site which consists mostly of empty cardboard boxes.

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1 This application was filed in March
2 of 2020. Two fire inspections were conducted, the
3 building has the adequate fire suppression system
4 as per code.

5 Employees will not be on site 24/7.
6 If a truck delivers off hours, the manager would
7 meet them on site at the warehouse.

8 Mr. Conte stated the applicant's
9 hours of operation will be restricted to whatever
10 the ordinance requires for deliveries in and out of
11 the site.

12 NO PUBLIC PUBLIC IN FAVOR OR
13 OPPOSITION PRESENT

14 MOTION to APPROVE by Mayor Colletti,
15 second by M. Garvey.

16 ROLL CALL BY MS. SPROVIERO:

17 Members Freitag, Mayor Colletti,
18 Castelbuono, Intrieri, Mulligan, Pyrka and Garvey
19 all voted in the affirmative to Approve.

20 (No Opposition) Motion carried.

21 THERE BEING NO FURTHER BUSINESS
22 BEFORE THE PLANNING BOARD, THE MEETING ADJOURNED
23 MOTION BY M. GARVEY, second by R
24 Intrieri.

25 MEETING ADJOURNED BY UNANIMOUS VOTED
MEETING CONCLUDED @8:00 PM