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STATE OF NEW JERSEY COUNTY OF BERGEN

BOROUGH OF ELMWOOD PARK  
PLANNING BOARD

REGULAR MEETING  
WEDNESDAY MARCH 8, 2023  
TAKEN PLACE: Municipal Building  
Elmwood Park, New Jersey  
Commencing at 7:30 PM

BEFORE: The Planning Board of  
Elmwood Park

PRESENT:

JEFFREY FREITAG, CHAIRMAN  
MAYOR ROBERT COLLETTI, Member  
COUNCILMAN FASOLO, Member  
JOSEPH BENIAMINI, Member  
ANTONIO CASTELBUONO, member  
ROMANO INTRIERI, absent  
JOSEPH MULLIGAN, Member  
MYLES GARVEY, Member  
CARL ROBERTS-Mayor's Delegate  
ROBERT ELDER, Member  
ANDREW TISELLANO, Member  
ERIC SAMSON, Member

ALSO PRESENT:  
JOHN A. CONTE, JR., ESQ.,  
ATTORNEY TO THE BOARD  
CARRIE PARETTI, SECRETARY  
JOHN CHAYKO, BOARD ENGINEER

MINUTES PREPARED BY:  
BETH CALDERONE  
CERTIFIED COURT REPORTER  
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MARCH 8, 2023

ELMWOOD PARK PLANNING BOARD  
REGULAR MEETING

Chairman Freitag called the regular meeting of the Elmwood Park Planning Board to order, according to the Open Public Meeting Act, MARCH 8, 2023 @7:30 PM

\*\*\*\*\*  
FLAG SALUTE  
\*\*\*\*\*

BUSINESS C.O. APPLICATION  
B23-005 LEMKO REALTY, LLC  
413 Market Street  
Block 1406, Lot 2  
TENANT: Industrial Macine

Michael Halkias, Esq., on behalf of the applicant. Applicant has been operating his machine shop in Elmwood Park, since 2009 by approval of the Zoning Board of Adjustment for his business to operate. The application is for the expansion of the current business into the industrial part of this complex, formerly a printing shop. There will be no changes to the site, structure, or parking situation.

Manuel Cazorla, Vice President of the company, operates out of Paterson as well as Elmwood Park, and described the company employs machinists who use their equipment to manufacture parts for various industrial areas, made from metal or plastic. Applicant is providing 14 designated parking employee spaces and 4 visitor parking spaces on site.

This is not a retail operation, parking is sufficient for their use. Hours of operation are 7:30 AM to 3:30 PM. No storage of product outside. Deliveries from FedEX. Steel shipments will be delivered once or twice a week on a flatbed truck. Refuse and recyclables and scrap metal are stored in containers indoors, and picked up by a private contractor.

1                   The finished products are picked up  
2 and delivered to clients from a local company. The  
3 larger pieces such as rollers, a crate will be made  
4 for shipping purposes.

5                   NO PUBLIC IN FAVOR OR OPPOSITION

6                   MOTION offered by J. Beniamini,  
7 second by R. Elder.

8                   ROLL CALL

- 9                   Mayor Colletti: Yes.
- 10                  Councilman Fasolo: Yes.
- 11                  J. Beniamini: Yes.
- 12                  A. Castelbuono: Yes.
- 13                  M. Garvey: Yes.
- 14                  R. Elder: Yes.
- 15                  J. Mulligan: Yes.
- 16                  A. Tisellano: Yes.
- 17                  J. Freitag: Yes.

18                   -----  
19                   AGENDA:

20                   REDEVELOPMENT PLAN 689 RIVER DRIVE  
21                   BLOCK 1202, Lot 21

22                   DANIEL HAUBEN, Planner presented the  
23 redevelopment plan to the board for review,  
24 essentially a special form of zoning that is placed  
25 upon a property that has been designated as an area  
in need of redevelopment based on an investigation  
study and determination of a number of criteria,  
namely along the lines of a property having some  
condition that makes it difficult to develop or  
resulting in the property being vacant for a long  
period of time.

                  The redevelopment plan is to  
essentially rezone the property, to be reviewed by  
the planning board to make recommendations to the  
mayor and council to designate the property as an  
area in need of redevelopment and consistent with  
the master plan document.

                  The planning board is conducting a  
consistency review, being asked to determine  
whether the plan is consistent with the master  
plan. Any developer who wants to develop the  
property, will have to through a site plan  
application. The study met the criteria  
established by the State for redevelopment.

1 Any use that is not specifically  
2 listed as permitted in the zone is effectively  
3 prohibited. The redevelopment plan permits town  
4 homes and permits accessory uses usable by the  
5 residents of the property, the owner of the  
6 property, and the guests of the property.

7 Bulk standards for the property  
8 minimum lot area of 28,000 square feet, minimum  
9 project lot width is 120 feet, minimum front yard  
10 setback from River Road, no building can be within  
11 25 feet of the property line. Minimum side yard  
12 setback, in this case, the side yard is actually  
13 the space between the building and the existing  
14 office. The maximum number of town homes permitted  
15 on this lot, 18 units, having 40 percent maximum  
16 building coverage.

17 Minimum unit size 1,250 square feet.  
18 The redevelopment plan contains a number of other  
19 standards including actual facade materials, as  
20 well as a requirement for a six foot fence along  
21 the perimeter of the lot. Trees will be spaced  
22 every 40 feet. The parking ratio for the plan, two  
23 spaces per unit, plus a minimum of seven additional  
24 visitor parking spaces. RSIS has a requirement of  
25 2.3 spaces per town home. The redevelopment plan  
is consistent with the master plan as town homes  
provide more affordable type housing, and make a  
good transition form of housing especially between  
office and single family dwellings.

Electric vehicle charging stations  
will be installed as required by the State,  
essentially a percentage of the parking spaces  
provided for the site will be equipped to be  
converted to electrical vehicle charging stations.

#### PUBLIC IN FAVOR OR OPPOSITION

LENORE MADRACHIMOV expressed  
concerns about the lack of parking and adequate  
guest parking.

DISCUSSION: A motion to find that  
this study and presentation is consistent with the  
master plan. In addition, the board's  
suggestions/recommendations to the mayor council to  
consider the following recommendations for the next  
phase, such as nine by 18 parking spaces,  
consideration for a loading zone, less units than  
proposed in this particular plan, address the  
concerns of the fire official, consider recreation  
space and consider adequate parking for visitors.

1 MOTION offered by Councilman Fasolo,  
2 second by R. Edler.

3 ROLL CALL:

4 Mayor Colletti: Yes.  
5 Councilman Fasolo: Yes.  
6 J. Beniamini: Yes.  
7 A. Castelbuono: Yes.  
8 M. Garvey: Yes.  
9 R. Edler: Yes.  
10 J. Mulligan: Yes.  
11 A Tisellano: Yes.  
12 J. Freitag: Yes.

13 APPROVED  
14 -----

15 REDEVELOPMENT PLAN  
16 401-407 Route 46  
17 BLOCK 1808, Lots 7 & 9

18 DANIEL HAUBEN, Planner, presented  
19 the concept plan. The property is currently  
20 occupied by single family residence and a banquet  
21 hall that has been closed for some time. The  
22 property is surrounded by Route 46 west, a gas  
23 station, the surplus parking for the banquet hall  
24 with nearby bus stops.

25 This conceptual plan from an  
interested developer, is to allow for multi-family  
residential on these two properties. Multi-family  
residential is the only permitted use and also  
allows for accessory use, only to be used by the  
residents, the owner and guests.

Prohibited uses in the Borough code  
such as cell phone towers, Cannibis related uses,  
child care establishments and drive-thru  
establishments.

Minimal lot area for this  
redevelopment plan is three quarters of an acre,  
minimum dwelling unit size of 650 square feet for  
one bedroom, and 750 square feet for a two bedroom  
apartment.

Minimum front yard setback which in  
this case from Meyer Street, Route 46 and Henry  
Street, it is going to be a ten feet setback.  
There will be a 20 foot required setback from the  
rear of the property, which will include, as per  
the fire official's recommendation be ten feet  
clear and unobstructed by any improvements to allow

1 fire trucks to access the rear of the building.

2 Maximum permitted units on the site  
3 will be 62. This will be a four story building,  
4 three living stories over one level of parking. The  
5 height of the building four stories, 50 feet, with  
6 additional footage for top appurtenances. All  
7 utilizes and infrastructure will be improved by the  
8 developer. Parking is one and a half spaces per  
9 unit. A proposed four foot high screened wall along  
10 the perimeter. The concept plan shows 54, one  
11 bedroom units, and eight, two bedroom units. The  
12 property being a quarter of a mile to nearby mass  
13 transit which reduces the amount of parking due to  
14 the likelihood of the 650 square foot sized unit.

15 The master plan/redevelopment plan  
16 calls for design standards, promoting a variety of  
17 housing and improving Route 46. This being a  
18 multifamily, there is a 50 percent building  
19 coverage.

20 No left turn permitted on Meyer  
21 Street, keeping traffic out of the residential  
22 area.

23 What's shown on the concept plan for  
24 the 62 units, will have 87 parking spaces which  
25 include the Electrical Vehicle offset.

26 BOARD DISCUSSION:

27 The board is to consider that the  
28 plan is consistent with the master plan.

29 The board feels this is out of  
30 character with the neighborhood. And that the  
31 applicant will provide a shadow study regarding the  
32 adjoining neighbors.

33 LENORE MADRACHIMOV expressed  
34 concerns about the plan will cause an increase in  
35 traffic in the residenital area, and lack of  
36 parking in the area, causing the development  
37 residents parking on side streets being a  
38 detriment. The infrastructure in the area needs  
39 improvements, also stating Henry Street being too  
40 narrow for the added traffic.

41 DISCUSSION: There will be a certain  
42 designation for low and moderate income within the  
43 plan, typically 15 percent.

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Suggestions/recommendations to the Mayor and Council, adequate visitor parking, recommendation that the number of units be reduced, the size of each individual unit should be increased, recommendation that the height of the building be reduced. Roadways not wide enough for parking on each side, and water, sewer and infrastructure issues, safe access to public transportation.

MOTION offered by Councilman Fasolo, second by J. Beniamini to accept with recommendation/suggestions.

ROLL CALL:

- Mayor Colletti: Yes.
- Councilman Fasolo: Yes.
- J. Beniamini: Yes.
- A. Castelbuono: Yes.
- M. Garvey: Yes.
- R. Edler: Yes.
- J. Mulligan: No.
- A Tisellano: No.
- J. Freitag: Yes.

APPROVED

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NO FURTHER BUSINESS BEFORE THE  
PLANNING BOARD

HEARING ADJOURNED BY UNANIMOUS VOTE