

1 STATE OF NEW JERSEY COUNTY OF BERGEN

2 BOROUGH OF ELMWOOD PARK  
3 PLANNING BOARD

4 WORK SESSION MEETING  
5 WEDNESDAY, APRIL 5, 2023  
6 TAKEN PLACE: Municipal Building  
7 Elmwood Park, New Jersey  
8 Commencing at 7:30 PM

9 BEFORE: The Planning Board of  
10 Elmwood Park

11 PRESENT:

12 JEFFREY FREITAG, CHAIRMAN  
13 MAYOR ROBERT COLLETTI, Member  
14 COUNCILMAN FASOLO, Absent  
15 JOSEPH BENIAMINI, Member  
16 ANTONIO CASTELBUONO, member  
17 ROMANO INTRIERI, Member  
18 JOSEPH MULLIGAN, Member  
19 MYLES GARVEY, Member  
20 CARL ROBERTS-Mayor's Delegate  
21 ROBERT ELDER, Member  
22 ANDREW TISELLANO, Member  
23 ERIC SAMSON, Member

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

MINUTES PREPARED BY:  
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APRIL 5, 2023

ELMWOOD PARK PLANNING BOARD  
WORK SESSION MEETING

Chairman Freitag called the WORK SESSION meeting of the Elmwood Park Planning Board to order, according to the Open Public Meeting Act, APRIL 5, 2023 @7:30 PM

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FLAG SALUTE  
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(ROMANO INTRIERI SWORN IN AS MEMBER)

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AGENDA

P23-001  
WHF REALTY, LLC  
557-559 River Drive  
Block 1005, Lot 1.01  
Site Plan Approval and C.C.O. for  
DADO MEDICAL SERVICES, LLC &  
DADO REALTY, LLC

DAVID SCILLIERI, ESQ.,  
Attorney on behalf of the applicant

Olsi Shkempi, Applicant  
Thomas Stearns, Engineer

APPLICATION DEEMED COMPLETE

Attorney for the applicant will provide all green cards received to the board secretary and board attorney for review.

The Applicant, Olsi Shkempi, is before the planning board on a work session meeting discussing the site plan to obtain a certificate of occupancy for his intended business. The applicant signed a contract to purchase the real estate, and that contract is conditioned upon municipal approvals to utilize the property for the private ambulance service business.

1                   The existing property is an auto  
2 body repair shop, and the existing bays will be  
3 utilized and maintained for the similar proposed  
4 use for repair and maintenance of vehicles.

5                   Applicant will purchase the property  
6 and reside in the second floor apartment with his  
7 family and utilize the existing adequate parking  
8 for their ambulance/vans used in the operation of  
9 his company.

10                   The employees would come in with  
11 their personal vehicles to the site, take an  
12 ambulance and perform their routes, leaving their  
13 vehicle in the same space. It was stated they  
14 don't run the siren entering or leaving the site.  
15 It is not an emergency ambulance operation.

16                   Site Plan dated March 1, 2023 shows  
17 the parking and layout of the property.

18                   Applicant showed the county approved  
19 25 foot drop curb on River Drive, 24 foot two-way  
20 entry/exit. Chamberlain Avenue shows a 47 foot  
21 existing drop curb that services the existing two  
22 car garage.

23                   Applicant will be returning to the  
24 planning board for public hearing on April 12, 2023  
25 for board review of the site plan, parking layout,  
template of ability to park, total parking provided  
with the nine proposed ambulance vehicles; four  
accessible vans and five ambulances for their  
operation.

Applicant will show compliance with  
the fire official's recommendation and concerns.  
Applicant will show the residential spaces, the  
ability for handicap accessibility parking.  
Dimensions will be provided and grading will be  
reviewed. Applicant will return on April 12th, 2023  
for full public hearing and vote.

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21                   THERE BEING NO FURTHER BUSINESS, THE  
22 PLANNING BOARD OF ELMWOOD PARK ADJOURNED BY  
23 UNANIMOUS VOTE  
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