

1 STATE OF NEW JERSEY COUNTY OF BERGEN

2 BOROUGH OF ELMWOOD PARK  
3 PLANNING BOARD

4 REGULAR MEETING  
5 WEDNESDAY, MAY 10, 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, Member  
15 JOSEPH BENIAMINI, absent  
16 ANTONIO CASTELBUONO, absent  
17 ROMANO INTRIERI, Member  
18 JOSEPH MULLIGAN, Member  
19 MYLES GARVEY, Member  
20 CARL ROBERTS, absent  
21 ROBERT ELDER, Member  
22 ANDREW TISELLANO, absent  
23 ERIC SAMSON, Member

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

MINUTES PREPARED BY:  
BETH CALDERONE  
CERTIFIED COURT REPORTER  
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MAY 10, 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, MAY 10, 2023 @7:30 PM

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FLAG SALUTE  
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MINUTES: APRIL 12, 2023 Motion offered by R. Elder, second by J. Mulligan to approve the minutes as submitted. Members voted in the affirmative to accept the minutes. Councilman Fasolo Abstained.

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RESOLUTION: 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

Motion to accept Resolution by R. Elder, second by Councilman Fasolo

ROLL CALL:

- MEMBER ELDER: Yes.
- MEMBER FASOLO: Yes.
- MEMBER INTRIERI: Yes.
- MEMBER GARVEY: Yes.
- MEMBER ELDER: Yes.
- MEMBER MULLIGAN: Yes.
- MEMBER SAMSON: Yes.
- CHAIRMAN FREITAG: Yes.

(APPROVED)

1 REVIEW of the ELMWOOD PARK BOARD OF  
EDUCATION additions/renovations  
2 16th Avenue School, Gantner School,  
Gilbert Elementary School

3 A letter was received from Brian  
Chewcaski, Esq., requesting the review be adjourned  
4 to the July 12th, 2023 meeting.

5 Mayor Colletti moved the motion,  
second by R. Elder.

6 ALL BOARD MEMBERS VOTE IN THE  
AFFIRMATIVE.

7 APPROVED

8 -----  
CITIZEN correspondence in reference  
to Milan Motors - 391 Route 46 West, Elmwood Park  
LENORE MADRACHIMOV addressed the  
9 Planning board expressing her concerns regarding  
Milan Motors, located on Route 46, stating that the  
10 usage of their handicap parking spaces are being  
utilized improperly, the dumpster being located in  
11 a handicap parking space. The Citizen stated the  
dumpster should only be for office trash, whereas  
12 couches, car parts, signs, everything else, but  
office trash, being in violation of the  
13 environmental ordinance.

14 The five customer parking spaces are  
being used for cars for sale. Concerns expressed  
regarding a mail truck, utility trucks being parked  
15 on site. The Citizen feels the Resolution is not  
being adhered to, or being enforced as to the  
16 violations.

17 The citizen stated she has been  
contacting the code official regarding her  
concerns, and no one is enforcing the Resolution  
18 for the premises and feels Milan Motors is doing  
what they want, disregarding the Resolution, citing  
19 they must abide by the previous Planning Board  
Resolution PB20-043, being in violation of the  
20 Resolution of nine open parking spaces for customer  
parking. Also, parking concerns along the west side  
21 of the property, cars being staged for sale, when  
they should be customer parking spaces.

22 PUBLIC IN FAVOR OR OPPOSITION

23 LINDSEY KRIECK, Milan Motors, stated  
24 that they are not open for business due to the  
amount of complaints by the citizen. The staff is  
25 being photographed on a daily basis through their  
privacy fence daily.

1                   They are not operating at this time  
2 due to harassment of daily calls to the  
3 construction official. Ms. KriECK consulted legal  
4 counsel regarding the constant number of complaints  
5 by the citizen, and will be addressing them in  
6 civil court. Ms. KriECK stated they are being  
7 watched, and it is very uncomfortable. Applicant is  
8 just using the property now for overflow, swapping  
9 one car out for another and will come back to the  
10 board for an amendment to the site plan. No  
11 customers are coming to this facility. Milan  
12 Motors has been running their business for only two  
13 months at this location, and are now under stress  
14 due to the citizen's constant complaints. Ms.  
15 KriECK stated it is a small business, open from  
16 9:30 AM - 8:00 PM and the property is constantly  
17 being monitored by the citizen, taking photographs  
18 as they can see from their own security cameras.

19                   Milan motors wishes to have an  
20 amendment to their site plan and will go through  
21 the process as required.

22                   CHIEF MICHAEL FOLIGNO, stated the  
23 construction official has been on top of this from  
24 day one, just not on the Citizen's timeframe,  
25 stating Milan Motors has been working with the  
construction official this entire time. Also  
stating, the Borough has not gotten one complaint  
from anyone else regarding the property. The  
citizen lives not even within the 200 foot radius  
and there are homes closer to the property and  
there are zero complaints by the community  
neighborhood.

                  ANTHONY AMBROGIO, construction  
official backs everything the Chief stated, and  
added that they have been at this property 50 times  
due to the complaints from the citizen as shown on  
the tracker. The construction official is not  
dismissing any information from the citizen at all  
and they are doing their job and doing it well, in  
enforcing the code. The Resolution does not  
negatively impact the neighboring community.

                  MR. CONTE stated he will look over  
the entire file, the minutes and the testimony from  
the 2020 application, and will review the parking  
requirements and report back to the Planning Board

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                  NO FURTHER BUSINESS BEFORE THE  
ELMWOOD PARK PLANNING BOARD: MEETING ADJOURNED BY  
UNANIMOUS VOTE