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STATE OF NEW JERSEY COUNTY OF BERGEN

BOROUGH OF ELMWOOD PARK
PLANNING BOARD

PUBLIC MEETING
WEDNESDAY, July 12, 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 COLLETTI, absent
COUNCILMAN FASOLO, absent
JOSEPH BENIAMINI, Member
ANTONIO CASTELBUONO, Member
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Member
MYLES GARVEY, Member
CARL ROBERTS, Member
ROBERT ELDER, Member
ANDREW TISELLANO, Member
ERIC SAIMSON, Member

ALSO PRESENT:
JOHN A. CONTE, JR., ESQ.,

ATTORNEY TO THE BOARD
CARRIE PARETTI, 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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July 12, 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, JULY 12, 2023 @7:30 PM

FLAG SALUTE

MINUTES: June 14, 2023 - Motion offered by R. Elder, second by Castelbuono to approve the minutes as submitted.
ALL Members voted Unanimously to accept the minutes as submitted.

RESOLUTION:
B20-043
CARMA MOTORS, LLC
391 Route 46
Block 1807

Motion offered by C. Roberts, second by R. Elder to accept Resolution as written
Members vote in the affirmative to accept the Resolution as written.
Members Garvey and Tisellano abstained

Elmwood Park Board of Education:
Anticipated renovations to Schools

Ganter Avenue Elementary School
16th Avenue Elementary School
Gilbert Avenue School

BRIAN CHEWCASKI, ESQ.,
ALLEN BARNETT, Architect

1 The presentation consisted of an
2 overview of renovations to the three public schools
3 that need additional space for students.

4 Gantner Avenue Elementary School,
5 proposed is a 8,102 foot addition south of the
6 existing structure plan, removal of islands in the
7 parking lot which will add additional parking
8 spaces on-site. Existing 40 spaces, when completed
9 65 parking spaces. The addition will have its own
10 entrance adjacent to the circular drive. Four
11 proposed pre-k classrooms and an electrical storage
12 room, two bathrooms, and a small group instruction
13 space will be constructed with a connection at the
14 end of the corridor and can be constructed without
15 school interruption. Two-hour rated fire walls/fire
16 doors will be installed in accordance with fire
17 safety.

18 Gantner Avenue Elementary addition
19 will be built structurally to hold a potential
20 second floor in the future.

21 Gilbert Avenue Elementary School is
22 proposing a 6,744 square foot addition being
23 constructed in the front of the building on Gilbert
24 Avenue, with the connection back to the building.
25 There is a stage in the multi-purpose room, the
26 renovations will drop the stage down to the main
27 level and create an instruction classroom and
28 corridor with two-hour rated fire walls/doors as
29 per fire codes. There is water retention under the
30 proposed addition, and the proposal is to install
31 storm water detention as part of the project which
32 will pick up what is existing and the new
33 impervious coverage from the buildings. This
34 building will not have the potential for a second
35 floor. The renovation will not change the main
36 entrance to the school. They will remain the same.

37 16th Avenue Elementary School is
38 proposing an 8,100 square foot addition, two feet
39 lower than the finished floor of the existing
40 building. Applicant wanted to minimize the steps.
41 This addition is located off to the plan west of
42 the existing building. This addition will be
43 separated from the existing school building, due to
44 an electrical transformer location, needing certain
45 distance requirements. There will be a ramping down
46 the corridor staying close to the elevation of the
47 existing building.

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A total of three pre-kindergarten classrooms, and a small instruction room.

Breaking ground is anticipated for March, 2024 completing the connections by August 25, 2024 and completed for the start of the new school year. All three schools will begin construction at the same time.

BOARD DISCUSSION/SUGGESTIONS

Gantner Avenue Elementary School the board recommends consideration of more parking and relocation of the main office for emergency medical reasons.

There were no comments or suggestions about Gilbert Avenue Elementary school.

16th Avenue Elementary School recommends considering a new placement for location of the addition.

- MEMBERS IN FAVOR
- J. BENIAMINI: Yes.
- A CASTELBUONO: Yes
- R. INTRIERI: Yes
- J. MULLIGAN: Yes.
- M. GARVEY: Yes.
- C. ROBERTS: Yes.
- R. ELDER: Yes.
- A. TISELANO: Abstained
- R. SAIMSON: Yes.
- CHAIRMAN FREITAG: Yes.

ZONING BOARD OF ADJUSTMENT MEETING
ADJOURNED BY UNANIMOUS VOTE
MEETING ADJOURNED