

1 STATE OF NEW JERSEY COUNTY OF BERGEN

2 BOROUGH OF ELMWOOD PARK  
3 PLANNING BOARD

4 REGULAR MEETING  
5 WEDNESDAY, SEPTEMBER 13, 2023  
6 TAKEN PLACE: Municipal Building  
7 Elmwood Park, New Jersey  
8 Commencing at 7:32 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, Member  
17 ROMANO INTRIERI, Member  
18 JOSEPH MULLIGAN, Member  
19 MYLES GARVEY, Member  
20 CARL ROBERTS, Absent  
21 ROBERT ELDER, Member  
22 ANDREW TISELLANO, Member  
23 ERIC SAIMSON, Absent

24 ALSO PRESENT:

25 JOHN A. CONTE, JR., ESQ.,  
ATTORNEY TO THE BOARD

JOHN CHAYKO, BOARD ENGINEER

CARRIE PARETTI, SECRETARY

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MINUTES PREPARED BY:  
BETH CALDERONE  
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SEPTEMBER 13, 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, September 13, 2023 @7:32 PM

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FLAG SALUTE  
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MINUTES: JULY 12, 2023 - Motion offered by R. Elder, second by M Garvey to approve the minutes as submitted.

Members voted to accept the minutes as submitted. Councilman Fasolo abstained.

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P23-003 Garden Cannabis Dispensary, LLC, 265 Route 46 Block 1705, Lot 2  
Site Plan approval for retail store licensed Class 5 Cannabis Retail  
(Application carried to the October 11th, 2023 hearing date to be heard by the Planning Board. (Unanimously accepted by the board)

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Borough of Elmwood Park Affordable housing Ordinance 23-30  
Borough of Elmwood Park Ordinance 23-31  
Kenneth Porro, Esq.,  
Daniel Hauben, Planner

The Mayor and Council referred Ordinance 23-30 to the Planning board for acceptance and/or recommendation.  
Daniel Hauben, Planner, recited Ordinance 23-30 for review to the planning board. The board accepted the Mandatory Development Fee to the Affordable Housing of the Municipal Code of the Borough of Elmwood Park.

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The ordinance establishes standards for the collection, maintenance, and expenditures of development fees and the Planning Board determined the Ordinance is consistent with the goals and objectives of the Borough's Master Plan.

Motion offered by R Elder, second by Councilman Fasolo to accept (MEMBERS UNANIMOUSLY VOTE IN THE AFFIRMATIVE)

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Ordinance 23-31

The Mayor and Council referred Ordinance 23-31 to the Planning board for acceptance and/or recommendation.

Daniel Hauben, Planner, recited Ordinance 23-31 for review to the planning board.

The Ordinance repeals and replaces inconsistencies within the Affordable Housing Obligation of the Municipal Code of the Borough of Elmwood Park. The Planning Board accepted the inconsistencies, outdated references, and determined the Ordinance is consistent with the goals and objectives of the Borough's Master Plan.

Motion offered by Councilman Fasolo, Second by R. Elder to accept. (ALL MEMBERS VOTE IN THE AFFIRMATIVE)

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P23-002 MURRAY PAVING & CONCRETE LLC  
Murray Contracting  
21 Wallace Street  
Site Plan Approval, fence and C.C.O.  
Approval.

Constantine Stamos, Esq., Dan LaMothe, Lapatka Engineering, Civil engineer presented the application to the planning board describing the property as being 2.6 acres in size, an irregular shaped lot bounded by the Parkway and the Railroad. The property is in the I-G zone permitting the three storage containers sized at 10 X 8 feet.

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Applicant will upgrade the facade and repave/mill the parking lot. There are 55 parking spaces with four striped loading spaces. The dumpster location will be enclosed. Applicant will be in compliance with the ADA barrier free access regulation. A variance is requested for a 10-foot high fence, parking and aisles not on a paved surface.

Applicant will have approximately 20 to 30 employees. Hours of operation 6:00 AM to 4:00 PM. Applicant stipulated to no hazardous materials on site and all heavy machinery will be stored off site.

NO PUBLIC IN FAVOR OR OPPOSITION

Motion offered by R. Elder, second by Councilman Fasolo.

(ALL MEMBERS VOTE IN THE AFFIRMATIVE TO APPROVE APPLICATION)

APPLICATION APPROVED

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BUSINESS C.O. APPLICATIONS

B23-053  
533 River Drive, LLC  
533 River Drive  
Block 607, Lot 11.02  
Tenant RCS Supplies, Inc.

David Scillieri, Esq., on behalf of the applicant

Carlos Sanchez, Applicant, stated the business to be conducted will be a retail supplier of consumer and maintenance supplies. The site will house the office and warehouse, approximately 5,500 square feet. Hours of operation, Monday to Friday, 8:00 AM to 5:00 PM. The supply business is not opened to the public for retail sales.

1                   The dumpster will be accessed from  
2 First Street. Applicant will need to submit revised  
3 drawings relocating parking space number 1 for  
4 on-site turn around. Curb stops will be installed  
5 on the northerly property line, along the building,  
6 for separation with the adjacent business.

7                   NO PUBLIC IN FAVOR OR OPPOSITION

8                   Motion offered to approve by  
9 Councilman Fasolo, second by M. Garvey.

10                  ALL MEMBERS UNANIMOUSLY VOTED IN THE  
11 AFFIRMATIVE TO APPROVE THE APPLICATION

12                  APPLICATION APPROVED

13 -----  
14 JOHN KAPAS  
15 435 River Drive  
16 Block 603, Lot 44  
17 Tenant: Keria Family Corporation

18                  David Scillieri, Esq., on behalf of  
19 the applicant

20                  Lasha Sopromadze, applicant is  
21 requesting a C.C.O for the opening of a family  
22 restaurant at this location. The former business  
23 was a restaurant use. Applicant will renovate the  
24 interior for their use. There will be no outdoor  
25 renovations to the existing building.

                  Applicant signed a lease for the  
premises, stating that the occupancy permitted by  
the landlord could be up to 140 patrons. Currently,  
there are only 24 existing parking spaces on site.  
Applicant has no ability or lawful right to  
utilized any adjacent property for parking of their  
patrons, leaving the applicant with the existing 24  
parking spaces for the restaurant use, therefore  
rendering the property's parking inadequate.

                  NO PUBLIC IN FAVOR OR OPPOSITION

                  Motion offered to deny the  
application by R. Edler, second by Councilman  
Fasolo.

                  ALL MEMBERS UNANIMOUSLY VOTED TO  
DENY THE APPLICATION  
APPLICATION DENIED

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NO FURTHER BUSINESS BEFORE THE BOARD  
THE PLANNING BOARD ADJOURNED BY UNANIMOUS VOTE