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STATE OF NEW JERSEY COUNTY OF BERGEN

BOROUGH OF ELMWOOD PARK
PLANNING BOARD
WORK SESSION

WEDNESDAY, OCTOBER 4, 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, Absent
JOSEPH BENIAMINI, Member
ANTONIO CASTELBUONO, Member
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Member
MYLES GARVEY, Member
CARL ROBERTS, Absent
ROBERT ELDER, Member
ANDREW TISELLANO, Member
ERIC SAIMSON, Member

ALSO PRESENT:

JOHN A. CONTE, JR., ESQ.,
ATTORNEY TO THE BOARD
JOHN CHAYKO, BOARD ENGINEER
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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OCTOBER 4, 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, OCTOBER 4, 2023 @7:30 PM

FLAG SALUTE

AGENDA:

P23-004 OHM THEORY, LLC
URVESH PATEL APPLICANT
213 Route 46, Bloc 1706, Lot 1
APPLICATION FOR CLASS 5 RETAIL SALE
OF CANNABIS

SITE PLAN and CONDITIONAL USE
APPROVAL

ERIC REISER, ESQ.,

Applicant is before the board for an informal work session discussion regarding the request on behalf of OHM THEORY, LLC for application of Class 5 Retail Sale of Cannabis.

The Board deemed the application complete hearing the sufficient information to form the opinion at the public meeting held on October 11, 2023 for full consideration of the site plan.

Updated building plans will be submitted to the board secretary with the slight revision in terms of internal square footage.

The site plan was prepared by Stimmel Engineering dated September 20, 2023. The site plan complies with all of the requirements necessary to obtain a conditional use approval.

There are few existing nonconformities associated with the property, not being impacted by the application.

1
2 The property itself is 37,189 square
3 feet and change, and the unit of the permitted
4 requested business is going to be located in Tenant
5 Space 3 (the former Plumber Depot) approximately
6 2,050 square feet for use of retail.

7 The 200 foot and 500 foot radii
8 around the property shown on the key map shows that
9 there are NO public schools or private schools
10 within this area. The closest school is the
11 Ganther Avenue School, which is 1,650 feet to the
12 southwest of the property.

13 Cannibals retail sales are permitted
14 in the CG zone in the town as a conditional
15 permitted use. Retail dispensary, pre-packaged
16 product. Hours of operation, 8:00 AM-10:00 PM,
17 seven days a week. There will be 8 to 10 employees,
18 two shifts, with four to five employees on one
19 shift. Site frontage provides no visibility of any
20 material or product from inside the store. There is
21 a security officer upon entering and a full
22 security camera system.

23 The overall site provides 58 parking
24 spaces according to the survey. The site provides
25 for adequate parking. The proposed tenant has a
parking requirement of 10.25 parking spaces and
employees will park in the rear. Customers enter in
through single entry in front of the store.

Circulation, driveways, curb cuts,
utilities and general circulation patterns were
discussed. Applicant will return on October 11,
2023 for the full site plan. The Elmwood Park
governing body deemed this use permitted in the
zone. The applicant is regulated by the New Jersey
Cannibals Regulatory Commission.

PUBLIC HEARING WILL BE HELD OCTOBER
11, 2023.

NO FURTHER BUSINESS THE PLANNING
BOARD ADJOURNED BY UNANIMOUS VOTE